

This instrument was prepared by

Send Tax Notice To: Jack Hartsfield
name
5247 Old Mill Circle
address
Pelham, Alabama 35124

(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty-Five Thousand and no/100-----(\$165,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Rhonda J. Love, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto Jack Hartsfield and Rachel Hartsfield

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2, according to the Survey of Old Mill Trace, Second Sector, as recorded in Map Book 8, Page 156, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, and restrictions of record.

\$ 156,750.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Rhonda J. Love is the surviving grantee in that certain deed recorded in Instrument 1998-37884, the other grantee, Robert T. Love, having died on or about the 13th day of November, 1998.

Inst # 2002-14349

03/27/2002-14349
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 19.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 19th day of March, 2002.

_____(Seal) Rhonda J. Love (Seal)
Rhonda J. Love
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
Jefferson COUNTY
General Acknowledgment

I, the undersigned
Rhonda J. Love, a Notary Public in and for said County, in said State, hereby certify that whose name ~~is~~ is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, A.D., 2002.
William H. Halbrooks
Notary Public