

This instrument was prepared
by

A, Vincent Brown, Jr.
510 North 18th Street
Bessemer, AL 35020

SEND TAX NOTICE TO:

WILLIAM L. HANSEL
306 LAUREL WOODS LANE
HELENA, AL 35080

File #703-17

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Seven Thousand and 00/100 (\$127000) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, BARRY A. SNOW AND WIFE, AMY SNOW (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto WILLIAM L. HANSEL and JOAN M. HANSEL (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama to-wit:

LOT 28, ACCORDING TO THE SURVEY OF LAUREL WOODS, AS RECORDED IN MAP BOOK 16, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2002, which constitutes a lien, but are not yet due and payable until October 1, 2003.
2. 20-foot building setback line along Laurel Woods Lane; 10-foot easement along rear of said lot as shown on recorded map of said subdivision.
3. Easement to Alabama Power Company as recorded in Deed Book 200, Page 542, and Instrument #1994/1190.
4. Right of way to Shelby County as recorded in Deed Book 271, Page 716.
5. Easement to Colonial Pipe line company as recorded in Deed Book 272, Page 672.
6. Right of ingress and egress as reserved in Deed Book 274, Page 34.
7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens as recorded in Instrument #1992/3387.

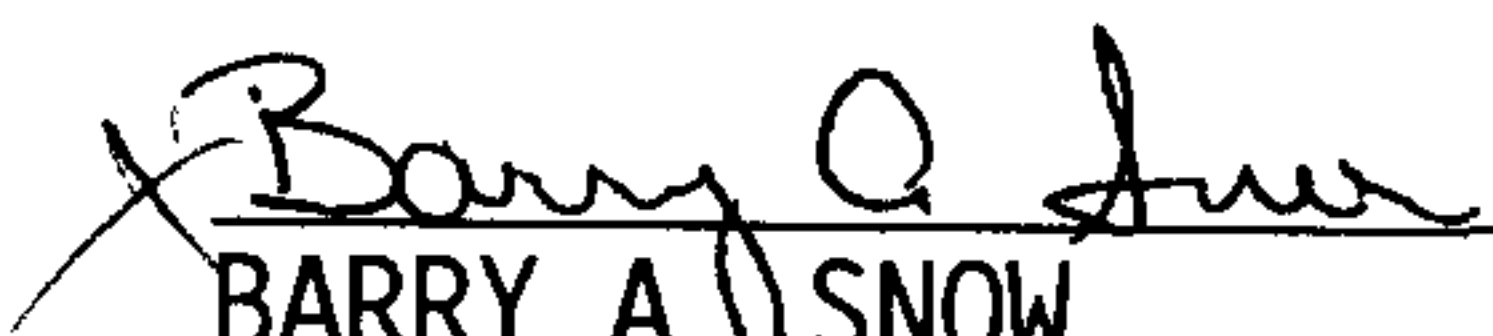
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is

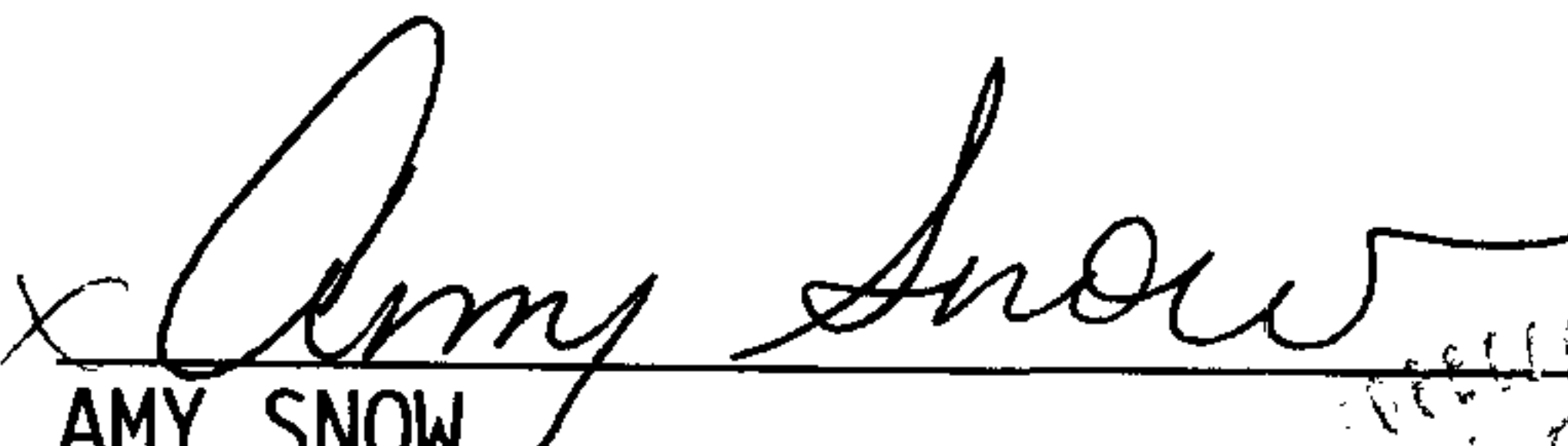
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severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and 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 said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, **BARRY A. SNOW AND AMY SNOW**, have hereunto set our hands and seals this 11th day of July, 2003.

 (SEAL)
BARRY A. SNOW

 (SEAL)
AMY SNOW

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BARRY A. SNOW AND WIFE, AMY SNOW**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of July, 2003.


Notary Public
My commission expires 11-29-2003