


WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20040202000053590 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
02/02/2004 14:11:00 FILED/CERTIFIED

STATE OF ALABAMA  
County of SHELBY  
Presents:

Send Tax Notice To:  
JESSE HIPPS SR. AND GAIL HIPPS  
901 5TH AVENUE NW  
ALABASTER, ALABAMA 35007

That in consideration of

THAT IN CONSIDERATION OF **One Hundred Fifty Thousand and 00/100 DOLLARS (150,000.00)**  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,  
we, SHANNON E. TODD and JAMES H. TODD ~~A MARRIED COUPLE~~  MARRIED PEOPLE

(herein referred to as grantors) do grant, bargain, sell and convey unto  
JESSE HIPPS SR. AND GAIL HIPPS

(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 1, ACCORDING TO THE SURVEY OF HAMLET 4TH SECTOR, AS RECORDED IN MAP BOOK 9,  
PAGE 22 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

~~THIS IS NOT THE HOMESTEAD OF THE GRANTEES NOR THERE SPOUSE~~  
**Subject to Easements, Restrictions and rights of way of record.**

**\$120,000.00 of the Purchase Price was obtained by a First Purchase Money Mortgage filed  
simultaneously herewith.**

**\$30,000.00 of the Purchase Price was obtained by a Second Purchase Money Mortgage  
filed simultaneously herewith.**

To Have And To Hold unto the said Grantees JESSE HIPPS SR. AND GAIL HIPPS 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/WE have hereunto set MY/OUR hand(s) and seal(s), this 23rd day of January,  
2004.

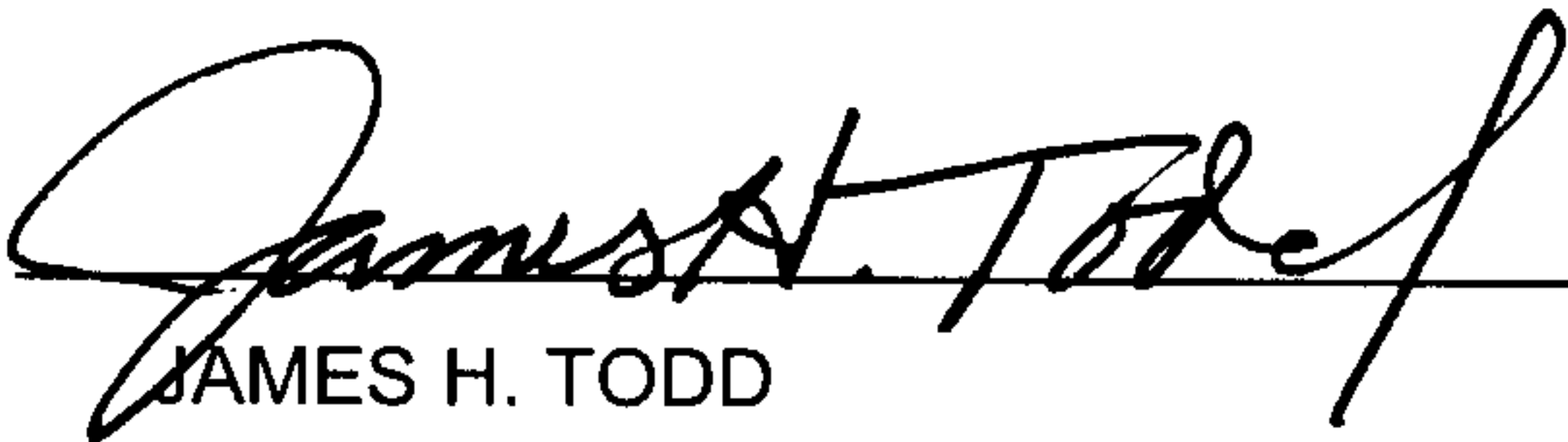
WITNESS:

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

SHANNON E. TODD

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

JAMES H. TODD

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that SHANNON E. TODD AND JAMES H. TODD ~~A MARRIED COUPLE~~ <sup>married people</sup> whose name(s) is/are signed to the  
foregoing conveyance, and who is/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 23rd day of January A.D., 20 04.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-19-07



65251

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

Central Ala. Title