20050413000173350 1/1 \$116.50 Shelby Cnty Judge of Probate, AL 04/13/2005 10:10:01AM FILED/CERT

This instrument was prepared by:

James Stevens, Attorney at Law 1200 20<sup>th</sup> Street South Suite 200
Birmingham, Alabama 35205

Please Send Tax Notice to:

Tawney Hill 437 Green Glade Road Birmingham AL 35244

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

## STATE OF ALABAMA

## **COUNTY OF Shelby**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of (\$465,000.00), Four Hundred Sixty-Five Thousand and No/100ths and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Regions Bank, An Ala Banking Corp. (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto Tawney Hill and Timothy P. Hill (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 10-A, Block 1, according to a Resurvey of Lots 10 and 14, Block 1, Havenwood Park, 1st Sector, recorded in Map Book 12, Page 27, in the Probate Office of Shelby County, Alabama.

Tax ID # 10-5-16-0-001-002.022 in Shelby Cty, Alabama

There was a mortgage executed simultaneously herewith in favor of MortgageAmerica, Inc. in the amount of \$359,650.00 for which recording fees and taxes were paid.

Subject to:

- 1. Taxes for the year 2005 and all subsequent years.
- 2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs of each such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and self this 30th day of March, 2005.

Regions Bank
By Its Vice President

State of Alabama County Shelby

I, JAMES STEVENS, the undersigned, a Notary Public in and for said County, in said state, hereby certify that a Vice President of Regions Bank, An Ala Banking Corp. whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily on the day same bears date.

Given under my hand and seal this 30th day of March, in the year 2004.

Notary Public

My Commission Expires: 11/06

Shelby County, AL 04/13/2005 State of Alabama

Deed Tax:\$105.50