Comedine-Consideration

20050608000280260 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 06/08/2005 03:35:31PM FILED/CERT

Document Prepared By: Todd H. Barksdale, P. C. 1707 29th Court South Birmingham, Alabama 35209

Send Tax Notice To: William L. Hartsfield, Jr. 4505 Magnolia Drive Birmingham, Alabama 35242

GENERAL WARRANTY DEED-Joint Tenants with Rights of Survivorship

20050620000305570 1/1 \$182.50 Shelby Cnty Judge of Probate, AL

06/20/2005 12:16:05PM FILED/CERT

STATE OF ALABAMA COUNTY OF SHELBY

THAT IN CONSIDERATION OF Three Hundred Forty Eight Thou Sand NO/00 Dollars \$ 348,000. To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we, Travis J. Tindal and his wife Rosalyn W. Tindal, husband and wife

Helen J. Willis having died on or about the $\frac{1}{1}$ day of $\frac{1}{1}$ ec. . 1998

(herein referred to as Grantor(s)), grant, sell, bargain and convey unto William L. Hartsfield, Jr. and Patricia A. Hartsfield

Shelby County, AL 06/20/2005 State of Alabama

Deed Tax:\$171.50

(herein referred to as **Grantee(s)**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 6, according to the Survey of The Magnolias at Brook Highland, an Eddleman Community, as recorded in Map Book 13, Page 102

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$176,650.00 of the above consideration above paid from the proceeds of purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and his/her/theirs heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hand and seal, this 1st Day of June, 2005.

GRANTOR(S)

3 HB

Travis J. Tindal

Rosalyn W. Zindal

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned notary public in for and said State, hereby verify that **Travis J. Tindal**, **Rosalyn W. Tindal** whose name(s) is/are signed to the foregoing conveyance, and who is/are k nown to me, he/she/they acknowledge before me on this day that, being informed of the contents of the document, he/she/they executed the same voluntarily on the same bears date.

Given under my hand and seal this 1st day of June, 2005

Notary Public

My commission expires: 02/20/09