

This instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

20090116000014080 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
01/16/2009 09:14:49AM FILED/CERT

Send Tax Notice to:

Steve C. Hanna

257 Twelve Oaks Circle

Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN THOUSAND DOLLARS and no/100 (\$10,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

STEVE C. HANNA, A MARRIED MAN

(herein referred to as grantor) grant, bargain , sell and convey unto,

STEVE C. HANNA AND MARY ANN HANNA

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**Lot 6, according to the Amended Map of Twelve Oaks Subdivision, as recorded in Map Book 15, Page 16,
in the Office of the Judge of Probate of Shelby County, Alabama; being situated
in Shelby County, Alabama. Mineral and mining rights excepted.**

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2008 and subsequent years.

\$0.00 of the above recited consideration was paid for from a first mortgage recorded simultaneously herewith.

Steve C. Hanna is the surviving grantee in that certain deed recorded in Inst. # 1995-35752 in the Probate Office of Shelby County, Alabama dated the 7th day of December 1995. Marilyn Hanna, the other grantee is deceased, having died on the 18th day of March 2003.

Deed performed without benefit of title and description provided by the grantee(s).

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of December 2008.


STEVE C. HANNA

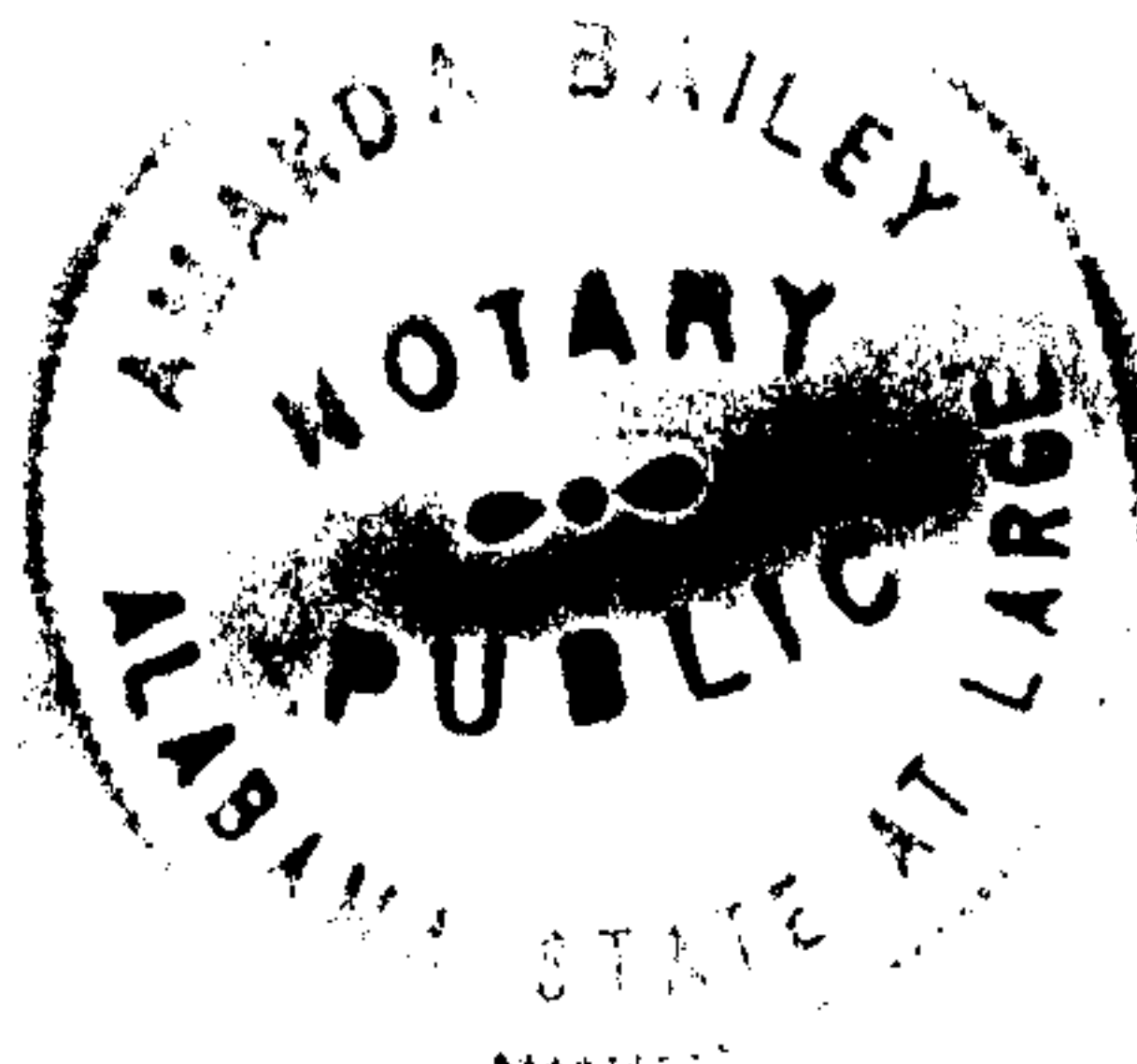
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby that **Steve C. Hanna**, whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of December 2008.

Shelby County, AL 01/16/2009
State of Alabama

Deed Tax: \$10.00




Notary Public

My commission expires: 9/25/2012