

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Glenn W. Hatcher
434 Mid Ridge Lane
Pelham, AL 35124
(Also Property Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ninety-One Thousand Five Hundred and No/100 --- (\$91,500.00) Dollars
As evidenced by closing statement,
to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
Glenn W. Hatcher and Rose A. Hatcher, Husband and Wife
(Whose address is 434 Mid Ridge Lane, Pelham, AL 35124)
(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Glenn W. Hatcher, Rose A. Hatcher, Tabatha A. VanVuren and Philip E. Hatcher
(Whose address is the Property address)
(herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship,
the following described real estate situated in Shelby county, Alabama to-wit:

Lot 24, according to the Survey of Final Plat of Midridge Village, Phase I, as recorded in
Map Book 29, Page 80, in the Probate Office of Shelby County, Alabama.

Subject to: Current taxes, easements, restrictions, rights-of-way and liens of record.

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), upon the death of any one of the said grantees the entire interest in said property shall vest in the three survivors, as joint tenants with right of survivorship, and that upon the death of either of the said three survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving grantees herein named, but if neither grantee named survives the other or others, such as in the case of death in a common accident, 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, we have hereunto set our hand(s) and seal(s), this 9th day of April, 2015.

Glenn W. Hatcher (Seal)
Glenn W. Hatcher

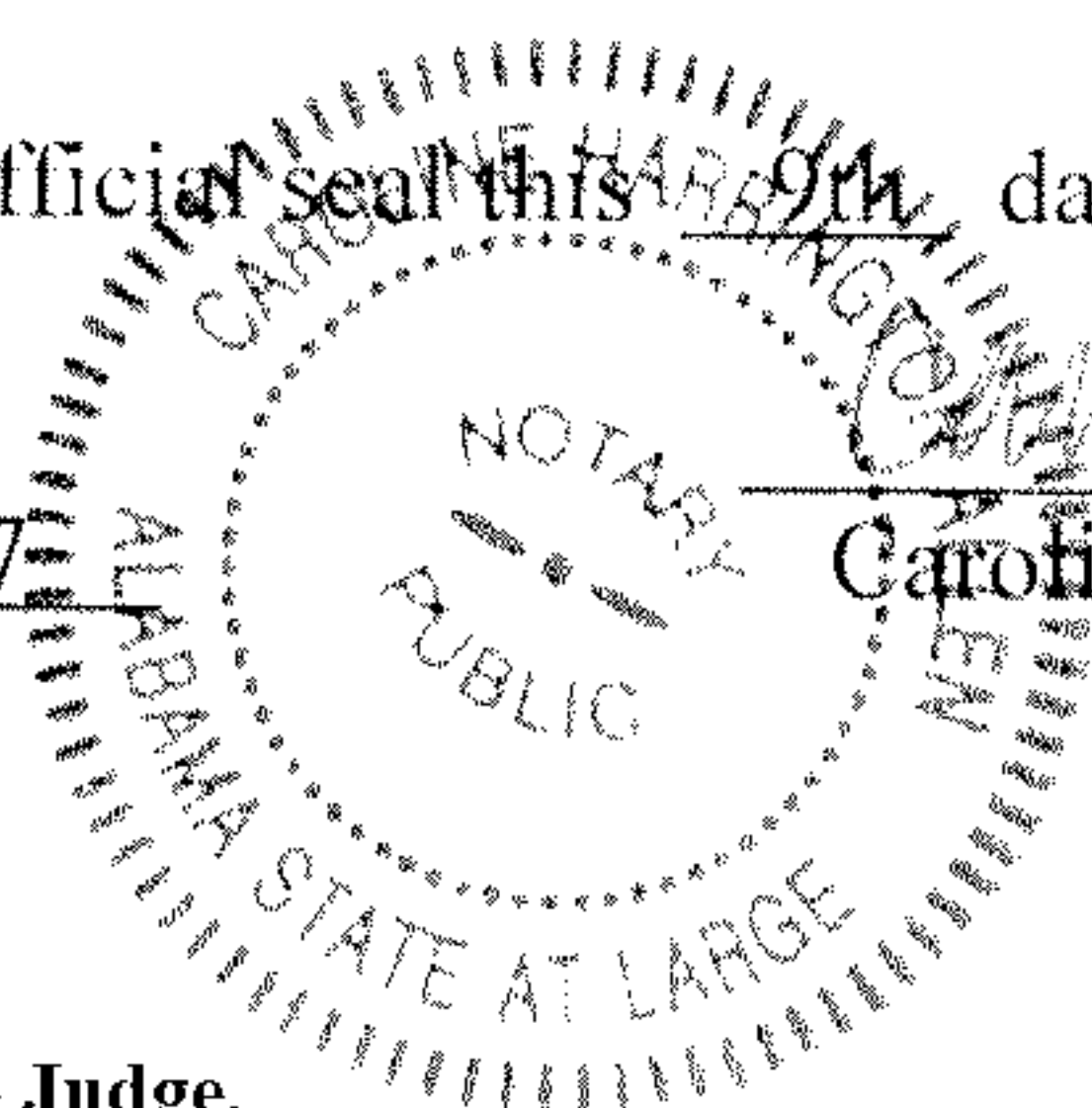
Rose A. Hatcher (Seal)
Rose A. Hatcher

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Glenn W. Hatcher and Rose A. Hatcher, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of April, A.D., 2015.

My Commission Expires: 9/22/17
Caroline Harrington Allen
Caroline Harrington Allen, Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/28/2015 08:36:11 AM
\$105.50 CHERRY
20150428000137280

James W. Fuhrmeister