

This instrument was prepared by

1067



(Name) Harrison, Conwill, Harrison & Justice
Attorneys at Law
(Address) Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100----- DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Walter L. Hudgins and wife, Alice P. Hudgins

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

John T. Hudgins and Betty J. Hudgins

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

A part of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 23, Township 19 South, Range 1 East, more particularly described as follows: Begin at the SE corner of said 20 acre tract and go thence in a Northerly direction along the East line of said Section 23, a distance of 900 feet; run thence in a Westerly direction, parallel with the South line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, 525 feet, more or less, to a point on the East line of a lot owned by N. Frank Wortham; go thence in a Southerly direction along the East line of said Wortham lot, which line is parallel to the East line of said Section 23 for a distance of 226.5 feet, more or less, to the SE corner of the said Wortham lot; go thence in a Westerly direction along the South line of said Wortham lot, which line is parallel with the South line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ for a distance of 135 feet to a point on the West line of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 23; go thence in a Southerly direction along said West line and parallel to the East line of said Section 23, for 673.5 feet to the South line of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 23; go thence in an Easterly direction along the South line of said forty 660 feet, more or less, to point of beginning; being situated in Shelby County, Alabama.

BOOK 348 PAGE 647

Grantor, Walter L. Hudgins, and Grantee, John T. Hudgins, constitute all the heirs at law and next of kin of Dewitt T. Hudgins and Euna Fay Hudgins, both deceased.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 23 day of July, 1983.

WITNESS: _____ (Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1983 JUL 26 PM 2:19 _____ (Seal)

Walter L. Hudgins (Seal)
Walter L. Hudgins

Alice P. Hudgins (Seal)
Alice P. Hudgins

JUDGE OF PROBATE

STATE OF ALABAMA _____ COUNTY

Rec 1.50
Jud 1.00
3.00

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Walter L. Hudgins and wife, Alice P. Hudgins whose names are signed to the foregoing conveyance, and who 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 23 day of July, A. D., 1983.

Sara Ann Price
Notary Public.