

(Name) Jerry W. Hutchison

This instrument was prepared by

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(Address) COLUMBIANA, ALABAMA 35051

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand and No/100 (\$4,000.00)----- DOLLARS

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

Ocie A. Hardy, a single man

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

✓ Jerry W. Hutchison and wife, Monika R. Hutchison

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

Shelby

County, Alabama to-wit:

Parcel 1

Commence at the NW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 25, Township 20S, Range 1 East, Shelby County, Alabama, thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 553.80 ft. to a point; thence 24 degrees, 30 minutes right and run along the South right-of-way line of the Alabama Power Company right-of-way 833.79 feet to the point of beginning of the parcel of land being described; thence 68 degrees, 00 minutes right and run Southerly 11.34 feet to a point; thence 84 degrees, 13 minutes right and run Westerly 300.47 feet to a point; thence 133 degrees, 50 minutes right and run in a Northeasterly 156.67 feet to a point on the South right-of-way line of the Alabama Power Company right-of-way; thence turn an angle to the right and run along the South right-of-way line of the Alabama Power Company right-of-way a distance of 218.27 feet to the point of beginning of the parcel of land being described.

Parcel 2

Commence at the NW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 25, Township 20S, Range 1 East, thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 553.80 ft. to a point; thence 24 degrees, 30 minutes right and run along the South right-of-way line of the Alabama Power Company right-of-way 833.79 feet to the point of beginning of the parcel of land being described; thence 68 degrees, 00 minutes right and run Southerly 11.34 feet to the point of beginning of the parcel of land being described; thence continue along the last described course 418.55 feet to a point; thence 84 degrees, 13 minutes right and run Westerly 417.42 feet to a point; thence 95 degrees, 47 minutes right and run Northerly 418.55 feet to a point; thence right 84 degrees, 13 minutes and run Easterly 417.42 feet to the point of beginning of the parcel of land being described.

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, 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, I have hereunto set MY hand(s) and seal(s), this

day of MAY, 1985

WITNESS:

I CERTIFY THIS INSTRUMENT WAS FILED

1985 MAY 10 AM 9:42

(Seal)

(Seal)

(Seal)

Ocie A. Hardy

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Ocie A. Hardy, a single man

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

day of

May

Notary Public.