

THIS INSTRUMENT PREPARED BY:
W. Alan Summers, Attorney
1275 Center Point Road
Birmingham, Alabama 35215

Send Tax Notice to:
Gene & Cheryl Hines
816 LANCE BLVD
BHAM AL 35206

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

GENE O'NEAL HINES and wife CHERYL KREISCH HINES

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

GENE O'NEAL HINES and CHERYL KREISCH HINES

(herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED LEGAL

Subject to reservations, restrictions and easements of record, if any.

Subject to taxes for the current year.

10/24/1997-34648
12:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 REC 12.00

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, WE have hereunto set OUR hand(s) and seal(s), this 24th day of October, 1997.

(Seal) Gene O'Neal Hines (Seal)
GENE O'NEAL HINES
(Seal) Cheryl Kreisch Hines (Seal)
CHERYL KREISCH HINES
(Seal) _____ (Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgement

I, the undersigned, a Notary public in and for said County, in said State, hereby certify that GENE O'NEAL HINES and wife, CHERYL KREISCH HINES whose name(s) 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 24th of October A.D., 1997.

Joseph E. Camer
Notary Public
My Commission Expires: 6/8/99

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Begin at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, thence run Southerly along the East line of said quarter-quarter a distance of 321.96' to a point. Thence turn an angle of 90 degrees 46 minutes 57 seconds to the right and run Westerly a distance of 176.30' to a point in the centerline of a public road, thence turn an angle of 103 degrees 50 minutes 02 seconds to the right and run Northeasterly along the centerline of said road a distance of 327.79' to a point on the North line of said quarter-quarter, thence turn an angle of 73 degrees 55 minutes 56 seconds to the right and run Easterly along the said North line of said quarter-quarter a distance of 93.60' to the point of beginning, containing 0.99 of an acre, less and except all that portion of the right of way of public road that lies within this description.

The Grantors convey a 20 ft. wide access easement as hereinafter described: Commence at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 29, Township 19 South, range 1 West, Shelby County, Alabama. Thence run Southerly along the East line of said quarter-quarter a distance of 321.96' to a point, thence turn an angle of 90 degrees 46 minutes 57 seconds right and run Westerly a distance of 112.30' to the point of beginning on the centerline of said 20' wide access easement, thence turn an angle of 51 degrees 46 minutes 12 seconds to the left and run 102.90' to the centerline of a paved public road and the end of said access easement description. Said easement to be 20' wide, 10' on each side of just described easement.

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