

Send Tax Notice To:

Lloyd Hagood and wife,
Donna Hagood

2300 Kristen Drive
Pelham, AL
35124

This instrument was prepared by:
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Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Twenty Thousand Dollars and 00/100 (\$20,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Della S. Goodwin, a married woman and Grant A. Goodwin, a married man**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Lloyd Hagood and wife, Donna Hagood**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lots 1 and 2, of Walters Cove, Third Sector, as recorded in Map Book 5, Page 71, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to:

1. All taxes for the year 1998, and subsequent years not yet due and payable.
2. Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
3. Restrictive covenants and conditions filed for record on June 19, 1967 in Deed Book 248, Page 750, except where Emmett Cloud Realty or C.T. Walters names are shown, James L. Ray, Jr. and Vivian W. Ray shall be substituted therefore. Covenants and conditions as shown on map of subdivision recorded in Map Book 5, Page 71, and Deed Book 287, Page 639 in the Probate Office.
4. 60-foot building set back line from Walters Drive as shown on recorded map of subdivision (as to lot 2).
5. Subject to Flood Rights of Alabama Power Company recorded in Deed Book 238, Page 512 in the Probate Office.
6. Transmission line permits to Alabama Power Company dated March 19, 1913, recorded in Deed Book 52, Page 98 in the Probate Office.
6. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: This property does not constitute the homestead of the grantors.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 32.00

Inst # 1997-42471

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 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 (I) have hereunto set our hand(s) and seal, this 12th day of December, 1997.

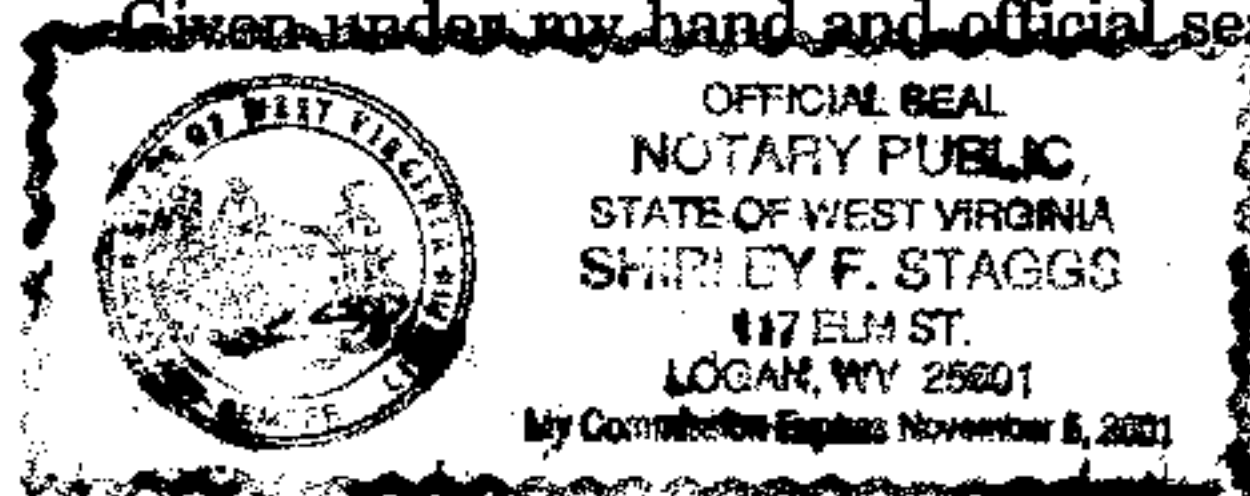
Della S. Goodwin
Grantor - Della S. Goodwin

Grant A. Goodwin
Grantor - Grant A. Goodwin

W.V.
STATE OF ~~ALABAMA~~)
COUNTY OF ~~SHELBY~~) LOGAN

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Della S. Goodwin, 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 13 day of December, 1997.

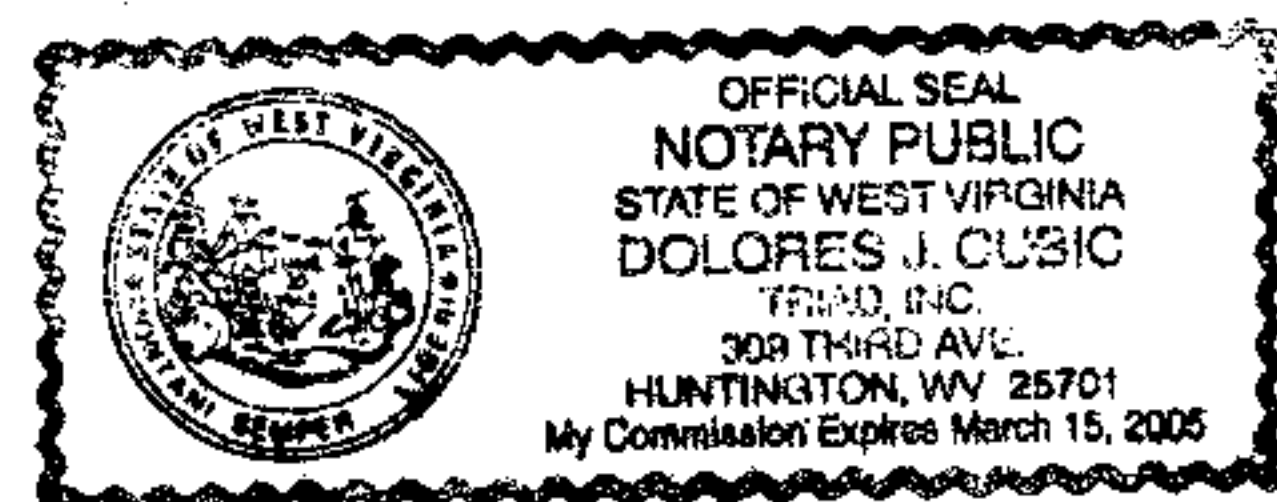


Shirley Staggs
Notary Public
My commission expires: 11-5-2001

STATE OF ~~ALABAMA~~) West Virginia
COUNTY OF ~~SHELBY~~) Cabell

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Grant A. Goodwin, 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 date the same bears date.

Given under my hand and official seal, this the 12th day of December, 1997.



Dolores J. Cusic
Notary Public
My commission expires: March 15, 2005
Inst # 1997-42471

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12/31/1997-42471
12:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 32.00