

SEND TAX NOTICE TO:

(Name) Dan C. Hedrick

(Address) 300 Mildred St
Columbiana Ala 35051

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-9 Rev. 6/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Sixty Seven Thousand Four Hundred Fifty and no/100--- DOLLARS

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

Angela H. Bolton and Robert N. Bolton, Jr., husband and wife

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

Dan C. Hedrick and Beth L. Hedrick

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

Shelby

County, Alabama to-wit:

Commence at the Northwest corner of Section 25, Township 21 South, Range 1 West; thence run South along the West boundary of said Section 25 for 1996.47 feet to a point; thence turn an angle of 106 degrees 37 minutes 35 seconds to the left and run Northeasterly for 636.54 feet to a point, being the point of intersection of the East line of Katherine Street with the North line of Mildred Street, and being the point of beginning of the parcel herein described; thence continue along the last described course for 107.09 feet, being along said North line of Mildred Street, to a point; thence turn an angle of 83 degrees 13 minutes 04 seconds to the left and run 143.50 feet to a point; thence turn an angle of 96 degrees 59 minutes 47 seconds to the left and run 105.00 feet to a point on the East line of Katherine Street; thence turn an angle of 82 degrees 09 minutes 19 seconds to the left and run along said East line of Katherine Street for 143.37 feet to the point of beginning. Said parcel is lying in the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

According to survey of John Gary Ray, RLS #12295, dated July 6, 1993.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

\$157,700.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 2000-18969

06/07/2000-18969
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
10.32

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 the simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee 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 the 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 1st

day of June, 2000

WITNESS:

(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 Angela H. Bolton and Robert N. Bolton, Jr.

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. 1st day of June, A. D., 19 2000

Given under my hand and official seal this

My Commission Expires: 10/16/2000

Notary Public