

Grantees' address:
60 Phillips Drive
Vincent, Alabama 35178

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

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 One 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, (herein

Fanny Hinds
herein referred to as grantors) do grant, bargain, sell and convey unto
John Lamar Hinds and Joann Hinds

(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 of land more particularly described as follows:
Commence at the Southeast corner of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 15,
Township 19 South, Range 2 East; thence run North 21 deg. 34 min. West
a distance of 1279.33 feet to the point of beginning; thence run North
71 deg. 16 min. East a distance of 261.78 feet; thence run South 26
deg. 29 min. East a distance of 166.40 feet; thence run South 71 deg.
16 min. West a distance of 261.78 feet; thence run North 26 deg. 29
min. West a distance of 166.40 feet to the point of beginning.
Situated in the NE $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 East.

SUBJECT to transmission line permit to Alabama Power Company recorded
in Deed Book 148, Page 545 in the Probate Office of Shelby County,
Alabama.

Street right-of-way to the Town of Vincent recorded in Deed Book
269, Page 40 in said Probate Office.

SUBJECT to that certain mortgage deed from John Lamar Hinds and wife,
Joann Hinds to Credithrift of America, Inc. which has been assigned
to American General Finance, Inc. Mortgage being recorded in Book
225, Page 35 in Probate Office.

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, I have hereunto set my hands(s) and seal(s), this 17th
day of September, ~~19~~ 2001.

WITNESS:

_____(Seal)

Fanny Hinds (Seal)
Fanny Hinds

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Fanny Hinds
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 day the same bears date.

Given under my hand and official seal this 17th day of September, A. D. ~~19~~ 2001.

Form 31-A

Eva D. Mooney
Notary Public.

***The above described property does not
constitute any part of Grantor's homestead.

09/17/2001-40111
11:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MSB 11.50