



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Patricia K. Martin, P.C.
2090 Columbiana Road, Suite 3200
(Address) Birmingham, AL 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of Three Hundred Ninety-Seven Thousand and NO/100--(\$397,000.00)- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, A. D. Jordan and wife, Jean F. Jordan

(herein referred to as grantors) do grant, bargain, sell and convey unto Donald B. Hoffmann and wife, Bonnie Hoffmann

(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 Exhibit "A" Attached Hereto for Legal Description.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$317,600.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, we have hereunto set our hand(s) and seal(s), this 26th day of August, XX 2003

WITNESS:

(Seal) A. D. Jordan (Seal)
(Seal) Jean F. Jordan (Seal)
(Seal) (Seal)

STATE OF ALABAMA
JEFFERSON

General Acknowledgment

_____ COUNTY

I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. D. Jordan and wife, Jean F. Jordan are whose name 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 26th day of August, A.D., XX 2003

Patricia K. Martin
Notary Public

EXHIBIT "A"



A part of Lot 1-B, according to the Jordan Resurvey of Lot 1 of Bosshart Resurvey of Parcel "L" Tract Nine Subdivision, said Resurvey recorded in Map Book 29, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 20 South, Range 1 West, said corner also being the Northeast corner of said Lot 1 of Bosshart Resurvey of Parcel "L" - Tract Nine Subdivision, now known as Lot 1-B of Jordan Resurvey; thence run Southwesterly along the North line of said Lot 1-B for 660.21 feet; thence $89^{\circ}06'50''$ left and run Southwesterly for 664.48 feet to an existing corner of said Lot 1-B; thence $91^{\circ}02'04''$ left and run Northeasterly for 661.06 feet to a point on the East line of said Lot 1-B, said point being 662.75 feet North of the Southeast corner of said Lot 1-B; thence $89^{\circ}02'13''$ left and run Northeasterly along the East line of said Lot 1-B for 662.75 feet to the point of beginning.

ALSO AND TOGETHER with and subject to:

A 30 foot wide private non-exclusive ingress and egress easement across the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22, Township 20 South, Range 1 West, said point being the Southeast corner of aforementioned Lot 1 of said Bosshart Resurvey of Parcel "L" - Tract Nine Subdivision, Map Book 13, Page 60, Shelby County, Alabama; thence run Northerly along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section for 15.00 feet to the Point of beginning of the centerline of a 30 foot wide private ingress-egress easement; thence $64^{\circ}20'15''$ left and run Northwesterly for 464.98 feet to a point; thence $36^{\circ}35'43''$ right and run Northwesterly for 99.48 feet to a point; thence $19^{\circ}36'00''$ right and run Northwesterly for 92.32 feet to a point; thence $29^{\circ}05'20''$ right and run Northeasterly for 91.34 feet to a point; thence $05^{\circ}00'50''$ right and run Northeasterly for 84.50 feet to a point; thence $13^{\circ}12'20''$ left and run Northeasterly for 51.13 feet to a point; thence $03^{\circ}03'25''$ left and run Northeasterly for 50.35 feet to a point on the South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22, Township 20 South, Range 1 West, said point being the End of said Easement.


Donald B. Hoffmann

Bonnie Hoffmann