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SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051

(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Darvin D. Fred

(Address) 49 Arbour Lane

Calera, Al. 35040

This instrument was prepared by:



20040409000185100 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
04/09/2004 12:33:00 FILED/CERTIFIED

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Ti

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

\$5,000.00 W.C. Hoggle

That in consideration of Five Hundred and no/100 ----- DOLLARS

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

William Cary Hoggle, Jr. and wife, Beth Hoggle

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

Darvin D. Fred and wife, Janet A. Fred

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

Shelby County, Alabama to-wit:

TRACT 1:

Commence at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 8, Township 22 South, Range 2 West; thence run South 87 degrees 10 minutes 58 seconds East for a distance of 338.72 feet; thence run North 88 degrees 18 minutes 01 second East for a distance of 120.79 feet; thence run North 88 degrees 09 minutes 53 seconds East for a distance of 407.97 feet; thence run South 05 degrees 59 minutes 52 seconds West for a distance of 344.54 feet; thence run North 86 degrees 33 minutes 58 seconds West for a distance of 173.34 feet to a point of beginning of said Tract 1; thence run South 11 degrees 53 minutes 03 seconds East for a distance of 395.87 feet; thence run North 37 degrees 01 minute 44 seconds East for a distance of 126.11 feet; thence run South 52 degrees 58 minutes 16 seconds East for a distance of 53.34 feet; thence run North 11 degrees 53 minutes 03 seconds West for a distance of 256.35 feet; thence run North 86 degrees 33 minutes 58 seconds West for a distance of 62.21 feet to a point of beginning of said Tract 1.

According to the survey of Rodney Shiflett, dated February 12, 2004.

Subject to restrictions, easements and rights of way of record.

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, I have hereunto set my hand(s) and seal(s), this 31st day of March, 2004.

WITNESS:

Glenda F. Warren (Seal)
Mary A. Davis (Seal)
____ (Seal)

William Cary Hoggle, Jr. (Seal)
Beth Hoggle (Seal)
Beth Hoggle

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority Glenda F. Warren, a Notary Public in and for said County, in said State, hereby certify that William Cary Hoggle, Jr. and Beth Hoggle whose names 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 31st day of March A.D., 2004

MY COMMISSION EXPIRES MAY 21, 2007

Glenda F. Warren

Notary Public.