

(Name) Wade H. Morton, Jr., Attorney at Law

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Shelby Cnty Judge of Probate, AL  
07/10/1981 00:00:00 FILED/CERTIFIED

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FOUR THOUSAND and NO/100 (\$4,000.00) DOLLARS and satisfaction of that certain mortgage from the Grantors herein to the Grantees herein dated May 22, 1980 and recorded in Mortgage Book 402, at Page 913, in the Office of the Judge of Probate of Shelby County, Alabama to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

MICHAEL F. HUTCHINSON and wife, JULIA G. HUTCHINSON,

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

HOYT E. HENDERSON and wife, A. LAVADA HENDERSON,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

The Southwest quarter of the Northwest quarter of the Northwest quarter of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, containing 10 acres, more or less.

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

Mineral and mining rights excepted.

333 PAGE 931  
BOOK  
There is excepted from the warranty clause of this deed (a) any title defects that existed at the time the above described real estate was conveyed by the Grantees herein to the Grantors herein by that certain deed dated May 22, 1980 and recorded in Deed Book 326, at Page 519, in the Office of the Judge of Probate of Shelby County, Alabama, (b) the lien of that certain mortgage from the Grantors herein to the Grantees herein dated May 22, 1980 and recorded in Mortgage Book 402, at Page 913, in said Probate Records, and (c) the liability of the Grantors herein for any part or portion of the ad valorem property taxes for the current and subsequent tax years.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 29th day of June, 1981.

WITNESS:  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DEED WAS FILED  
1981 JUL 10 AM 10:33  
(Seal)

Michael F. Hutchinson  
(Seal)

Julia G. Hutchinson  
(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }  
Deed 4.00  
Rec. 1.50  
Lid. 1.00  
6.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael F. Hutchinson and wife, Julia G. Hutchinson, 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 29th day of June, A. D., 1981.

Margaret Queen  
Notary Public.

Harrison & Council