

✓ 2029 BUEHA L25TH DR  
BIRMINGHAM ALA  
35216



american title insurance company  
2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254 8080

109

This instrument was prepared by  
Wilson M. Alexander  
(Name)

(Address) P.O. Box 974 Alabaster, Ala.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of Ninety Thousand (\$90,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Roy L. and wife Phoebe Hodgens  
(herein referred to as grantors) do grant, bargain, sell and convey unto ✓ Clyde F. Hutchison and  
Beverly D. Hutchison

(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 West half of East half of the Southwest Quarter of Northeast  
Quarter, of Section 1, Township 20, Range 2 West, Shelby County  
Alabama.

BOOK 340 PAGE 35

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1982 JUN -2 PM 1:45

Thomas A. Henderson, Jr.  
JUDGE OF PROBATE

Deed to - 90<sup>00</sup>  
Ac. 15<sup>00</sup>  
Sub. 1<sup>00</sup>  
92 50

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 Second  
June 82  
day of , 19

WITNESS:

Juan N. Alexander (Seal)  
Martha B. Simpson (Seal)

Roy L. Hodgens (Seal)  
Phoebe Hodgens (Seal)  
Clyde F. Hutchison (Seal)  
Beverly D. Hutchison (Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, Martha B. Simpson, the undersigned authority, a Notary Public in and for said County, in said State,  
do hereby certify that Roy L. Hodgens and wife Phoebe Hodgens  
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
this day, that they are 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 2<sup>nd</sup> day of June A. D., 1982  
Martha B. Simpson  
Notary Public.