

THIS DOCUMENT PREPARED BY:
NAME: George M. Ritchey
ADDRESS: Suite 405, 11 West Oxmoor Road
Birmingham, Alabama 35209-6495

Send Tax Notice To:
Bobby Hinds and Carrie Sue Hinds
P. O. Box 126
Pelham, AL 35124

(SURVIVORSHIP)
WARRANTY DEED (XXXXXX) **Alabama Title Co., Inc.** BIRMINGHAM, ALA

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:
That in consideration of One Hundred and no/100 Dollars (\$100.00) and other good and valuable considerations 1,000.00 per acre
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Mildred A. Stephens and husband, William J. Stephens

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Bobby Hinds and wife, Carrie Sue Hinds (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:

Commence at the southeast corner of the NE 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 3 West; run thence in a westerly direction along the south line of said 1/4-1/4 Section for a distance of 769.97 feet; thence turn an angle to the right of 70°22'42" and run in a northwesterly direction for a distance of 319.78 feet; thence turn an angle to the right of 90 degrees and run in a northeasterly direction for a distance of 70.39 feet to a point in the center line of Buck Creek, said point being the point of beginning; from the point of beginning thus obtained, thence turn an angle of 180 degrees and run in a southwesterly direction for a distance of 70.39 feet; thence turn an angle to the left of 90 degrees and run in a southeasterly direction for a distance of 769.75 feet; thence turn an angle to the left of 1°09'42" and run in a southeasterly direction for a distance of 246.13 feet; thence turn an angle to the left of 81°42', and run in a northeasterly direction for a distance of 78.33 feet; thence turn an angle to the right of 90 degrees and run in a southeasterly direction for a distance of 45 feet; thence turn an angle to the left of 90 degrees and run in a northeasterly direction for a distance of 313.44 feet to a point in the center line of Buck Creek; thence run in a northwesterly direction along the center line of Buck Creek for a distance of 1190 feet, more or less, to the point of beginning; situated in Shelby County, Alabama. (This is all of Grantors' property located South of County Road 52 lying along Buck Creek on Hinds Street)
This conveyance is subject to taxes due on said real property for 1982, which grantee agrees to assume.

This conveyance is also subject to any easements and restrictions of record.
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s). this 9th day of December, 1982.
STATE OF ALA. SHELBY CO. Deed two 500
I CERTIFY THIS Rec. 150
AND IT WAS FILED Int. 100
1982 DEC 29 AM 11:35 (Seal) 750
Mildred A. Stephens (Seal)
William J. Stephens (Seal)
Notary Public (Seal)

19821229000151260 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/29/1982 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mildred A. Stephens and husband, William J. Stephens 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 9th day of December, A. D., 1982.
Bobby Hinds
P.O. Box 126
Pelham
Notary Public.