



This instrument was prepared by **WILLIAM D. LATHAM**
 (Name) Attorney at Law
P. O. BOX 1319
 (Address) CLANTON, AL 35045

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

 COUNTY

That in consideration of Thirteen Thousand and no/100ths DOLLARS

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

Alice Phillips, a single person
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Benny B. Hicks and wife, Linda E. Hicks
 (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Seven acres in the NE corner of the SE 1/4 of the NE 1/4 of Section 26, Township 20, Range 4 West, Shelby County, Alabama, and being also described as follows: Beginning at the NE corner of the SE 1/4 of the NE 1/4, Section 26, Township 20-South, Range 4-West, Shelby County, Alabama; thence S-00°44'05"W along the East line of said NE 1/4, 231.6 feet to a point on the NW line of Shelby County Road 13; thence S-65°15'30"W along the cord of a curve to the Right (having a radius of 1,392.61 feet and an arc length of 391.29 feet) 390.00 feet to a point on the said NW line; thence departing said line of County Road 13, N-68°08'15"W, 1,056.43 feet to the NW corner of said SE 1/4 of said NE 1/4; thence N-89°56'30"E along the North line of said SE 1/4 of NE 1/4, 1,337.60 feet to the point of beginning. The above described parcel of land all lying in the SE 1/4 of the NE 1/4 of Section 26, Township 20-South, Range 4-West, Shelby County, Alabama, and contains 7.00 acres, more or less.

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BOOK

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, I have hereunto set my hand(s) and seal(s), this 15th day of February, 19 83

WITNESS: CLERK OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 FEB 18 AM 9:39

Deed tax 13.00
Rec 1.50
(Seal) 1.00
15.50

Alice Phillips (Seal)
 _____ (Seal)
Thomas A. Hamilton, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Don C. King, Jr., a Notary Public in and for said County, in said State, hereby certify that Alice Phillips

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same became due.

Given under my hand and official seal this 15 day of February A. D., 19 83

2100 Green Tree dr.