

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) William E. Hereford

(Address) Hereford, Blair, Holladay and Martin

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

St. Clair } COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100----- DOLLARS

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

G.L. Macon and wife, Lucille Macon

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

JOHNNY HUDGINS and MYRTIS T. HUDGINS , P.O. Box 184, Harpersville, AL

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

Shelby

County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference.

BOOK 353 PAGE 610

This deed filed with mortgage of even date. Purchase Price \$6,000.00

Subject to easements, restrictions and encumbrances 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, we have hereunto set OUR hand(s) and seal(s), this 11th day of February, 19 84

WITNESS:

(Seal)

G.L. Macon
(Seal)

(Seal)

Lucille Macon
(Seal)

STATE OF ALABAMA

St. Clair } COUNTY

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that G.L. Macon and wife, Lucille Macon whose name s 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 11th day of February, A.D., 19 84

James Bank

Patricia W. Lums

Notary Public.

Commence at the Northeast corner of the E 1/2 of Fraction "E" Section 29, Township 19 South, Range 3 East, thence run South along the East line of said Fraction E a distance of 592.20 feet to the Northeast margin of Glaze Ferry Road; thence turn an angle of 52 deg. 22 min. 39 sec. to the left and run along said Road a distance of 57.62 feet; thence turn an angle of 3 deg. 03 min. 02 sec. to the left and run a distance of 244.56 feet; thence turn an angle of 86 deg. 11 min. 24 sec. to the right and run a distance of 98.50 feet; thence turn an angle of 8 deg. 34 min. 22 sec. to the right and run a distance of 186.46 feet; thence turn an angle of 4 deg. 55 min. 31 sec. to the right and run a distance of 127.09 feet to the point of beginning of the property herein described; thence turn an angle of 14 deg. 44 min. 13 sec. to the right and run a distance of 194.98 feet to a point; thence turn left and run in a Southeasterly direction along the Northeast line of the Henry Partridge lot a distance of 135 feet, more or less, to the Coosa River; thence run in a Northeasterly direction along the Coosa River a distance of 194.98 feet; thence turn left and run in a Northwesterly direction along the Southwest line of the Ada Ransom to a distance of 135 feet to the point of beginning.

LESS AND EXCEPT the following described parcel of land:

Commence at the Northeast corner of the E 1/2 of Fraction "E", Section 29, Township 19 South, Range 3 East, thence run South along the East line of said Fraction E a distance of 592.20 feet to the Northeast margin of Glaze Ferry Road thence turn an angle of 52 deg. 22 min. 39 sec. to the left and run along said Road a distance of 57.62 feet; thence turn an angle of 3 deg. 03 min. 02 sec. to the left and run a distance of 244.56 feet; thence turn an angle of 86 deg. 11 min. 24 sec. to the right and run a distance of 98.50 feet; thence turn an angle of 8 deg. 34 min. 22 sec. to the right and run a distance of 186.46 feet; thence turn an angle of 4 deg. 55 min. 31 sec. to the right and run a distance of 127.09 feet; thence turn an angle of 14 deg. 44 min. 13 sec. to the right and run a distance of 97.49 feet to the point of beginning thence turn left and run in a Southeasterly direction along the Northeast line of the Henry Partridge lot a distance of 135 feet, more or less, to the Coosa River; thence run in a Northeasterly direction along the Coosa River a distance of 97.49 feet to a point; thence turn left and run in a Northwesterly direction a distance of 135 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

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

1984 MAR -1 AM 8:05

see Mtg 444-123
Thomas A. Snowden, Jr.
CLERK OF PROBATE

Rec 3.00
Ind 1.00
4.00