

This instrument was prepared by

(Name) Wayne Hutchison and Monica Hutchison  
(Address) P.O. Box 201 Wilsonville Ala 35186

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred and No/100 (\$400.00)-----DOLLARS

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

Ocie Hardy, a single man

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

✓ Wayne Hutchison and wife, Monika Hutchison

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

Shelby

County, Alabama to-wit:

Commence at the Northeast corner of the Northwest quarter of the Southeast quarter of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama, thence run Southerly along the East line of said quarter quarter a distance of 357.44' to a point; thence turn an angle of 84 degrees 13' minutes right and run Westerly a distance of 300.47' to the point of beginning of the property being described; thence continue along last described course a distance of 116.95' to a point; thence turn an angle of 95°-47' right and run Northerly a distance of 116.05' to a point; thence turn an angle of 112°-00' right and run Southeasterly a distance of 191.08' to a point; thence turn an angle of 106°-03' right and run Southwesterly a distance of 98.66' to the point of beginning.

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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, I have hereunto set my hand(s) and seal(s), this 26th day of June, 19 85

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Ocie Hardy (Seal)  
Ocie Hardy (Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

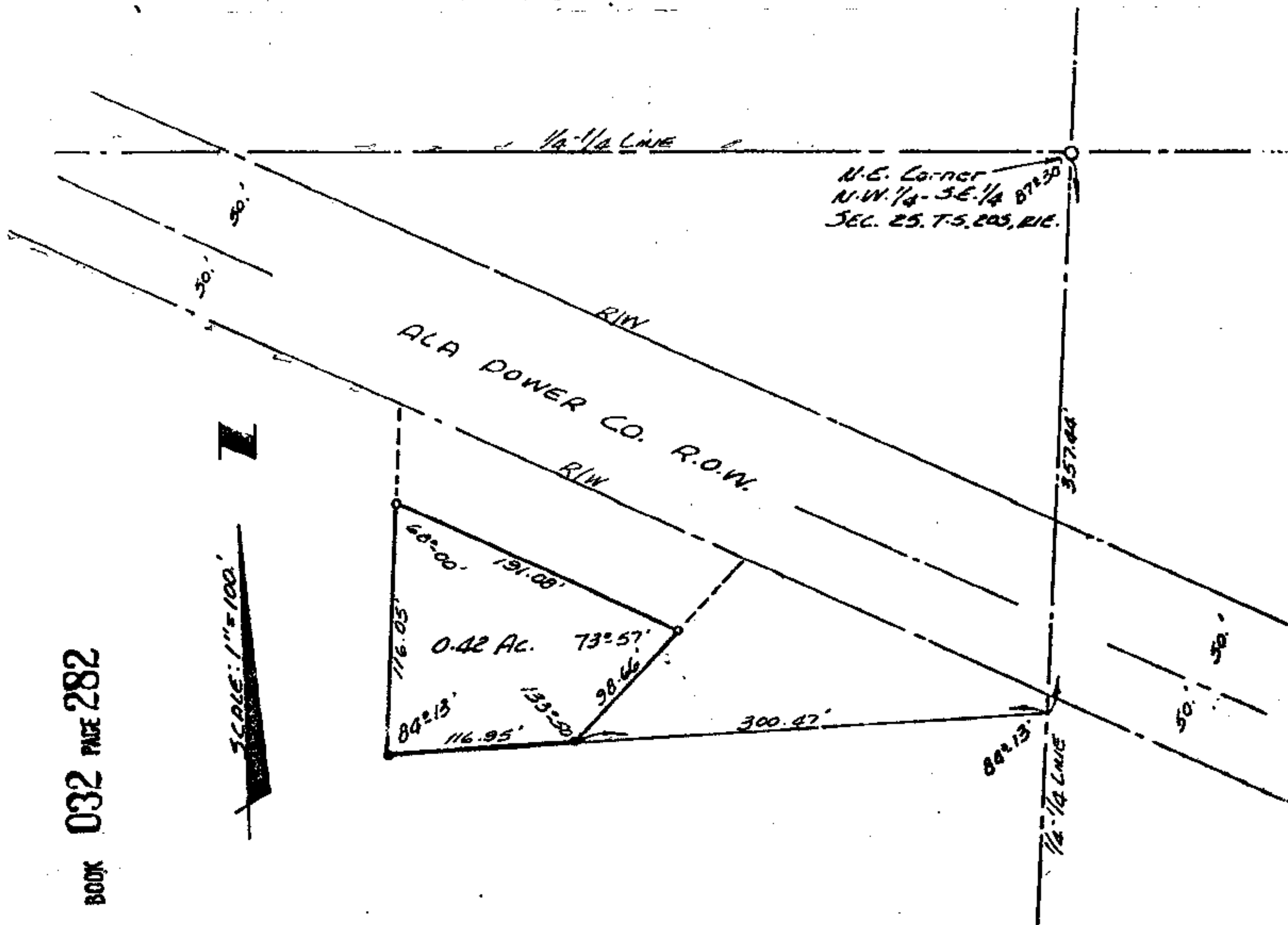
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ocie Hardy, a single man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, 19 85

Peggy J. Linton  
Notary Public.

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SCALE: 1"=100'



STATE OF ALABAMA COUNTY OF SHELBY

I, Joseph E. Conn, Jr, a registered surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown, that there are no encroachments of a structural nature visible to me except as shown, that any building or structures shown on the plat are as located in the field and that the subject property is not in a flood hazard zone as determined and mapped on the Flood Hazard Maps. Subject property is subject to any and all agreements, easements, restrictions and / or limitations of probated record, the correct legal description being as follows:

Commence at the Northeast corner of the Northwest quarter of the Southeast quarter of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama, Thence run Southerly along the East line of said quarter quarter a distance of 357.44' to a point, Thence turn an angle of 84degrees 13'minutes Right and run Westerly a distance of 300.47' to the point of beginning of the property being described, Thence continue along last described course a distance of 116.95' to a point, Thence turn an angle of 95°-47' Right and run Northerly a distance of 116.05' to a point, Thence turn an angle of 112°-00' Right and run Southeasterly a distance of 191.08' to a point, Thence turn an angle of 106°-03' Right AND run Southwesterly a distance of 98.66' to the point of beginning, containing 0.42 acres and marked on the corners with steel rebar pins as shown on the plat represented by small open circles.

According to my survey this 15 day of April 1984 Joseph E. Conn, Jr

Alabama Registered number 9049

STATE OF ALABAMA, SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

Notes: 1985 JUN 27 AM 10:39

Rec'd 5.00  
Ind. 1.00  
6.50

File no. 10996  
Client's name Ocie Hardy  
Date April 15, 1984  
remarks None

**Joe Conn**  
Surveyor

Telephone 205/863-4251  
1433 King George Drive  
Abaster, AL 36007

