

(Name) Johnny Padgett and Sherry Padgett  
Rt. 1 Box 216-B  
 (Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW  
 (Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 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 EIGHT HUNDRED AND NO/100 (\$800.00) ----- 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

Johnny Padgett and wife, Sherry Padgett

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

Shelby County, Alabama to-wit:

From the S.E. corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 25, Township 20 South, Range 1 East, run North along the West boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 1030.03 feet to the point of beginning of the parcel of land herein conveyed; thence continue a distance of 200 feet more or less to a point on the West right-of way line of Shelby County Highway No. 61; thence turn an angle to the right and run in a Southeasterly direction along the West right of way line of Shelby County Highway NO. 61 480 feet; thence turn an angle to the right of 37 degrees 55 minutes and run in a Southerly direction a distance of 71.45 feet; thence turn an angle to the right of 131 degrees 21 minutes and run in a Northwesterly direction a distance of 408.49 feet more or less to the point of beginning of the property herein conveyed.

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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 23rd day of May, 19 85.

WITNESS:

STATE OF ALABAMA SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1985 NOV 20 AM 8 29

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 23rd day of May, A. D., 19 85

Peggy J. Setson  
 Notary Public

Deed Tax 1.00  
 Rec 2.50  
 Ind 1.00  
 H 50