

This instrument prepared by:
Wilber B. Hatch
R. 4, Box 142
Live Oak, Fl. 32060

Send Tax Notice to:
A. Fay Hatch
R. 4, Box 142
Live Oak, Fl. 32060

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA, SHELBY COUNTY -- KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred and no/100 Dollars to the undersigned grantors in hand paid by GRANTEES herein, the receipt whereof is acknowledged, we, Mary Benefield, an unmarried widow, A. Fay Hatch, and Wilber B. Hatch, her husband, (herein referred to as grantors) do grant, bargain, sell and convey unto A. Fay Hatch, and M. Dale Benefield, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Parcels of Land as shown and described by deed in Deed Book 355, Page 79 in Probate Office of Shelby County Alabama, further shown and described as:

A part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 20 South, Range 1 West, described as follows: Beginning at the SW corner of said forty acres and running East along the South line of same about 500 feet to a point 210 feet East of a road crossing said South line; thence North 420 feet; thence West 210 feet back to said road; thence in a Northwesterly direction along said road to the West line of said forty acres; thence South along the West line of same about 600 feet to the point of beginning. Being the same property described in Deed Book 133, Page 387, in Probate Office of Shelby County, Alabama.

ALSO, Begin at the point where the West line of Section 8, Township 20 South, Range 1 West crosses the South line of new Simsville and Chelsea Road and run East 37 yards, more or less, along the South line of said road to the East line of new road leading to New Bethesby Church; thence South along said road 50 yards, more or less, to North line of old Simsville and Chelsea Road; thence West 64 yards, more or less, to the West line of said Section 8; thence along same North 47 yards, more or less, to the point of beginning. All being situated in NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8, Township 20 South, Range 1 West. Being the same property described in Deed Book 168, Page 385, in Probate Office of Shelby County, Alabama.

ALSO, Begin at the Northwest corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8, Township 20 South, Range 1 West, and run along said forty acre line North 88 degrees East 621 feet to the Southeast corner of land owned by A. W. Benefield; thence South 17 degrees 20 minutes West, 240 feet; thence North 77 degrees 40 minutes West, 556.3 feet to the West line of said forty acres; thence along same North 2 degrees 40 minutes West, 104.3 feet to the point of beginning, being situated in Shelby County, Alabama. Being the same property described in Deed Book 178, Page 234, in Probate Office of Shelby County Alabama.

ALSO, A parcel of land being a part of the Northwest Quarter of Northwest Quarter, Section 8, Township 20 South, Range 1 West, more fully described as follows: Beginning at the Southeast corner (at an iron stake) of the A. W. Benefield property and running East 70 yards; thence North 140 yards; thence West 70 yards; thence South 140 yards to point of beginning. All lying in and being a part of the Northwest Quarter of the Northwest Quarter, Section 8, Township 20 South, Range 1 West. Being the same property described in Deed Book 220, Page 279, in Probate Office, Shelby County, Alabama.

CONTINUED ON REVERSE SIDE

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LEGAL DESCRIPTION (continued):

LESS AND EXCEPT Lands conveyed to Harold H. Thomas and wife, Peggy J. Thomas as shown by deed recorded in Deed Book 308, Page 569.

ALSO LESS AND EXCEPT Highway right of way running through said property.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals, this 29th day of January, 1986.

WITNESS:

Cheryl A. Childers (Seal)

Mary Benefield (Seal)
Mary Benefield

Dorothy Kowley (Seal)

A. Fay Hatch (Seal)
A. Fay Hatch

Denise Daniels (Seal)

Wilber B. Hatch (Seal)
Wilber B. Hatch

STATE OF FLORIDA, SUWANNEE COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Benefield, an unmarried widow, A. Fay Hatch, and Wilber B. Hatch, her husband, 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 29th day of January, 1986

Cheryl A. Childers
Notary Public

Notary Public, Florida, State at Large
My Commission Expires April 14, 1986

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>.50</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>2.00</u>
TOTAL	\$	<u>7.50</u>

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

1986 FEB 10 AM 9:51

Thomas A. Sherrill, Jr.
JUDGE OF INCHARGE