

SEND TAX NOTICE TO:

(Name) Sherry & Roger Hutto
RT 1 Box 988
 (Address) Shelby, AL 35143

This instrument was prepared by
 (Name) Wallace, Ellis, Head & Fowler, Attorneys
 (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 THOUSAND AND NO/100 (\$4,000.00) DOLLARS

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

Clifton Jones and wife, Eva Lee Jones

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

Sherry Hutto and husband, Roger Hutto

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

Shelby County, Alabama to-wit:

All that part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, lying West of Shelby County Highway No. 405, in Section 1, Township 24 North, Range 15 East, except the following portion thereof which is retained by the grantors, viz:

Begin at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 24 North, Range 15 East, and run thence South, along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 420 feet; thence run Southeasterly to a point on the West right of way line of Shelby County Highway No. 405 which is 660 feet, measured along the West right of way line of said Shelby County Highway No. 405, from the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run Northerly along the West right of way line of Shelby County Highway No. 405 a distance of 660 feet to the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run West, along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, to the point of beginning.

Subject to all rights of way and easements of record or in evidence through use.

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 17th

day of May STATE OF ALA. SHELBY CO 85.

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

Deed TAX 4.00
Dec 2.50
Prod 1.00
7.50
1985 MAY 16 PM 3:44 (Seal)
Judge of Probate (Seal)

Clifton Jones (Seal)
(Clifton Jones)
Eva Lee Jones (Seal)
(Eva Lee Jones) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clifton Jones and wife, Eva Lee Jones whose name s are 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 17th day of May 1985

Peggy J. Jones (Seal)
 Notary Public

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