

GRANTEE'S ADDRESS:  
Route 2, Box 146  
Columbiana, Alabama 35051

This instrument was prepared by

**Harrison, Conwill, Harrison & Justice**  
P. O. Box 557  
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand and no/100----- DOLLARS and assumption of mortgage recorded in Mtg. Bk 351, Pg 846, in Shelby Co. Probate Office to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, (herein

Jeannie M. Bennett, a single woman  
herein referred to as grantors) do grant, bargain, sell and convey unto  
Hoyt O. Hicks and Linda Hicks

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

Shelby County, Alabama to-wit:

Commence at the NE corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 31, Township 21 South, Range 1 East; thence run West along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 820.47 feet to the West right-of-way of the Columbiana-Kingdom Highway, and the point of beginning; thence continue West along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 274.92 feet; thence turn an angle of 139 degrees 06 minutes to the left and run a distance of 416.51 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 180.00 feet to the West right-of-way of said Highway; thence turn an angle of 90 degrees 00 minutes to the left and run along the West line of said Highway a distance of 208.71 feet to the point of beginning. Situated in the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 31, Township 21 South, Range 1 East, Shelby County, Alabama, and containing 1.29 acres. Situated in Shelby County, Alabama.

\$4,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 23<sup>rd</sup> day of May, 19 86.

WITNESS:

Penny Maloy STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
Patricia Bray INSTRUMENT WAS FILED  
(Seal)  
1986 JUN 11 (Seal): 39

Jeannie M. Bennett (Seal)

(Seal)

(Seal)

FLORIDA  
STATE OF ALABAMA

Thomas A. Schwinke, Jr.  
JUDGE OF PROBATE

General Acknowledgment

Rec 2.50  
Fut 1.00  
3.50

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeannie M. Bennett, a single woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of May

A. D. 19 86

Lan J. Schwinke  
Notary Public

Form 31-A



NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES APRIL 1, 1991  
REGISTRATION NO. 10153804

CONWILL & JUSTICE