

(Name) James B. Hildreth(Address) Rt. 1, Box 103A
Montevallo, AL 35115

This instrument was prepared by

(Name) M. J. Romeo, Attorney at Law
900 City Federal Building
(Address) Birmingham, Alabama 35203

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 Seventy-Eight Thousand Nine Hundred and no/100 DOLLARS

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

Moscoe P. Brown and wife, Mary F. Brown,

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

James B. Hildreth and wife, Wanda E. Hildreth,

(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 SW corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, thence run easterly and along the south line for a distance of 641.86' to the point of beginning. Thence continue along same line for a distance of 351.89', thence turn 104 degrees 10' to the left for a distance of 160.99'; thence turn 72 degrees 51'50" to the left for a distance of 331.12', thence turn 98 degrees 57'45" to the left for a distance of 174.20' to the point of beginning. Less and except a 10.0' easement along the east line for a Roadway. Situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 1986.
2. Mineral and mining rights and rights incident thereto recorded in Real Volume 44, page 478, in the Probate Office of Shelby County, Alabama.

\$ 78,317.00

of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 20thday of November, 1986

WITNESS:

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

1987 JAN -7 PM 5:34

Thomas A. Snowden, Jr.
JUDGE OF PROBATESTATE OF ALABAMA
SHELBY COUNTY }I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MOSCOE P. BROWN and wife, MARY F. BROWN, 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 20th day of November, A.D., 1986

Notary Public.