

This Instrument was prepared by:

William C. Wood
1800 City Federal Building
Birmingham, AL 35203

Send Tax Notice To:

John C. Hurst, Jr.
P. O. Box 43455
Birmingham, AL 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of five thousand (\$5,000.00) Dollars, and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gary N. Little and his wife, Hill C. Little (herein referred to as grantors) do grant, bargain, sell and convey unto John C. Hurst, Jr. and his wife, Nona R. Hurst (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

PARCEL 1:

Part of the SE 1/4 of the NW 1/4 of Section 25, Township 18 South, Range 2 West, situated in Jefferson County, Alabama, more particularly described as follows:

Begin at the Northeast corner of said 1/4-1/4 section; thence run South along the East line of said 1/4-1/4 section a distance of 350.97 feet to a point on the center line of the Little Cahaba River; thence turn 113°41'50" right and run in a Northwesterly direction a distance of 154.29 feet to a point on said River Centerline; thence turn 35°52'05" left and run in a Southwesterly direction a distance of 86.11 feet to a point on said River Centerline; thence turn 43°12'34" left and run in a Southwesterly direction a distance of 77.57 feet to a point on said River Centerline; thence turn 27°16'29" left and run in a Southerly direction a distance of 211.12 feet to a point on said River Centerline; thence turn 04°22'30" left and run in a Southerly direction a distance of 301.94 feet to a point on said River Centerline; thence turn 17°03'57" right and run in a Southwesterly direction a distance of 116.12 feet to a point on said River Centerline; thence turn 19°07'35" left and run in a Southerly direction a distance of 161.46 feet to a point on said River Centerline; thence turn 20°58'52" left and run in a Southeasterly direction a distance of 158.19 feet to a point on the South line of said 1/4-1/4 section; thence turn 112°20'01" right and run in a Westerly direction along the South line of said 1/4-1/4 section a distance of 680.56 feet; thence turn 106°02'15" right and run in a Northeasterly direction a distance of 663.27 feet; thence turn 23°21'58" right and run in a Northeasterly direction a distance of 341.00 feet; thence turn 68°58'40" left and run in a Northwesterly direction a distance of 471.53 feet to a point on the North line of said 1/4-1/4 section; thence turn 119°30'58" right and run East along the North line of said 1/4-1/4 section a distance of 762.23 feet to the point of beginning.

Minerals and Mining rights excepted.

-and-

all right, title and interest of Grantors and all easements or rights to use the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL 11:

A 50 foot wide parcel located in the Southwest quarter of the Northeast quarter of Section 25, Township 18 South, Range 2 West, situated in Shelby County, Alabama, more particularly described as being 25 feet on either side of the following described center line:

Commence at the Northwest corner of said 1/4-1/4 Section, thence

5660⁰⁰
+ Nty Below.

in a Southerly direction along the Westerly line of said 1/4-1/4 section a distance of 538.33 feet to the point of beginning of said center line, thence 101°43'15" left in a Northeasterly direction a distance of 188.55 feet, thence 35°22'30" right in a Southeasterly direction a distance of 154.98 feet to the intersection of said center line with the Northwestern right of way line of an existing county road and the end of the herein described center line.

-subject to-

1. That certain mortgage by Gary N. Little to William K. Murray and J. Reese Murray dated January 17, 1979, recorded in Real Vol. 1712, Page 825.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 6826, Page 934 and Volume 3853, Page 466.
3. Oil, gas, petroleum, sulfur and rights incident thereto as recorded in Volume 3853, Page 466.
4. Right-of-way granted Alabama Power Company recorded in Volume 1945, Page 58 and Volume 6455, Page 96.
5. Restrictions appearing of record in Real Volume 1556, Page 204.

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 out hands and seals this 19 day of December, 1986.

STATE OF ALA. JEFFERSON CO.
NOTARY PUBLIC

1986 DEC 19 PM 2:56

NOTARY PUBLIC
JAMES C. LITTLE
NOTARY PUBLIC

Gary N. Little (SEAL)
GARY N. LITTLE

Hill C. Little (SEAL)
HILL C. LITTLE

STATE OF ALABAMA)
JEFFERSON COUNTY)

1, William C. Wood, a Notary Public in and for said County, in said State, hereby certify that Gary N. Little and his wife, Hill C. Little, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of December, 1986.

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

1987 JAN 15 PM 2:19

THOMAS W. JENNINGS, JR.
JUDGE OF PROBATE

William C. Wood
Notary Public
1. Deed Tax \$ 5.00
2. Mtg. Tax 1.00
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00

BOOK 110 PAGE 383

BOOK

5.00

6.00

11.00

4.25 Mar

W. C. Wood
60