

Chelsea, Al. 35043

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$10.00 (Ten) DOLLARS

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

John M. Britt and Patricia H. Britt

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

Cecil L. Hodgens Jr. and Sheila D. Hodgens

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

Shelby _____ County, Alabama to-wit:

A parcel of land consisting of four (4) acres situated in the northwest corner of the southwest quarter of northeast quarter of Section 1, Township 20, Range 2 west Shelby County, Alabama. More fully described as commencing at the northwest corner of said forty (40) acres for the point of beginning - run south along 40 line 529 feet to a point, thence east and parallel north to line 330 feet to a point thence north and parallel west 40 line 529 feet to 40 line thence west along 40 line 330 feet to point of beginning.

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1. Deed Tax \$ 50

2. Mtg. Tax _____

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 27.00

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

1987 SEP -9 AM 8:02

Thomas G. Loomis, Jr.
JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 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, _____ have hereunto set _____ hand(s) and seal(s), this _____

day of _____, 19____.

WITNESS:

Rec'd F. Hodans SR. (Seal)

Nellie M. Hodgens (Seal)

(Seal)

John D. Brist (Seal)

Patricia N. Britt _____ (Seal)

____ (Seal)

STATE OF ALABAMA

Shilder COUNTY

I, Sarah Atchison, a Notary Public in and for said County, in said State,

hereby certify that John M. Brett and Fabrice A. Brett
are known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance have executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 6th day of September A. D., 19 87

My Term Expires 7 /25 /88