

SEND TAX NOTICE TO:

(Name) Cecil Leon Hodgens Jr.

(Address) 101 Hodgens Road

Chelsea, Al. 35043

This instrument was prepared by

(Name) Cecil Hodgens

(Address) 1760 Road 36 Chelsea, Al. 35043

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

450.00

STATE OF 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 GRANTEEES 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 GRANTEEES) 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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BOOK

1. Deed Tax 50  
2. Mtg Tax         
3. Recording Fee 2 50  
4. Indexing Fee 1 00  
TOTAL 4 00

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

1987 SEP -9 AM 8:02

*John M. Britt*  
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:

Cecil L. Hodgens, Jr. (Seal)

Nellie M. Hodgens (Seal)

(Seal)

John M. Britt (Seal)

Patricia H. Britt (Seal)

(Seal)

STATE OF ALABAMA  
Shelby COUNTY }

I, Sarah Atchison, a Notary Public in and for said County, in said State, hereby certify that John M. Britt and Patricia H. Britt, whose name is 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 name, 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. 1987

Sarah Atchison

My Term Expires 7/25/88