

(Name) _____

This instrument was prepared by

12/2

(Address) _____

(Name) WILLIAM R. HILL, JR., McKNIGHT & WIRTES, P.C

(Address) 22 INVERNESS CENTER PARKWAY, STE. 610, BIRMINGHAM, AL 35242

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 TEN THOUSAND AND NO/100's ----- DOLLARS

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

WILLIAM R. HILL, JR., A MARRIED MAN

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

SAMUEL L. SHOEMAKER and wife, GRACIE J. SHOEMAKER

(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 Southerly most corner of Lot 3, Block 3, Hidden Valley Estates Subdivision, as recorded in Map Book 6, Page 36, in the Probate Office of Shelby County, said point being point of beginning of the parcel of land herein described; Thence proceed in a Northeasterly direction along the Southeast boundary of Lots 3 and 2 of Block 3 of said subdivision for a distance of 283.58 feet to a point; thence turn an angle of 91 degrees 44' to the right and proceed in a Southeasterly direction, being along the Southwest boundary of a lot as described in Deed Book 329, Page 176, for a distance of 311.73 feet to a point; thence turn an angle of 88 degrees 16' to the right and run 283.58 feet to a point; thence turn an angle of 91 degrees 44' to the right and run 311.73 feet to the point of beginning said parcel of land is lying in the North 1/2 of the Southwest 1/4 Section 22, Township 22 South, Range 3 West and contains 2.0 acres.

The Grantee is also granted an easement for egress and ingress and any other use needed to reach the subject property said easement being described in Exhibit "A" attached hereto and incorporated herein by reference and made a part of this description.

This property constitutes no part of the homestead of the grantor or of his spouse.

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, I have hereunto set my hand(s) and seal(s), this 13th

day of December, 19 88.

WITNESS:

(Seal)

William R. Hill, Jr.
(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, Dean A. Gambrell, a Notary Public in and for said County, in said State,

hereby certify that WILLIAM R. HILL, JR.

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 has executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 13th day of December, A. D., 19 88

228 Shelby St
25115

Dean A. Gambrell
Public.

BOOK 218 PAGE 570

EXHIBIT "A"

LEGAL DESCRIPTION OF EASEMENT AS DESCRIBED IN THE DEED
RECORDED AT BOOK 357 PAGE 439, SHELBY COUNTY, ALABAMA

Commence at the Southerly most corner of lot 3 Block 3 Hidden Valley Estates Subdivision, as recorded in Map Book 6, Page 36, in Probate Office of Shelby County; Thence proceed in a Northeasterly direction along the Southeast boundry of lots 3 and 2 of block 3 of said subdivision for a distance of 283.58 feet to a point; thence turn an angle of 91 degrees 44' to the right and proceed in Southeasterly direction for a distance of 268.95 feet to the point of beginning of a forty foot wide right of way; thence continue in the same direction for a distance of 42.78 feet to a point; thence turn an angle of 110 degrees 47' to the left and run 301.53 feet to a point, being a point on the South right of way line of Overland Road; thence turn an angle of 141 degrees 35' 5" to the left and run along said right of way along a cuve to the right (radius equals 223.18 feet and being concave Northerly) for an arc distance of 56.12 feet to a point, being the Northeast corner of a lot as described in Deed Book 329, Page 176; thence turn an angel of 52 degrees 49' 19" to the left from the tangent to the curve and run 247.21 feet to the point of beginning. Said strip of land lying in the Northeast 1/4 of the Southwest 1/4, Section 22, Township 22 South, Range 3 West, and contains 0.25 acre.

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

88 DEC 19 AM 11:54

JUDGE OF PROBATE

1. Deed Tax \$ 10.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL \$ 16.00

BOOK 218 PAGE 571