

(Name) John Lamar & Joann Hinds
Rt. 2 Box B-40
 (Address) Vincent, Alabama

This instrument was prepared by

(Name) Preferred Research, Inc.
2025 2nd Avenue North
 (Address) Birmingham, Alabama 35203

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP — PREFERRED RESEARCH, INC. TITLE AGENCY, Birmingham, Alabama

STATE OF ALABAMA
 SHELBY } COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable considerations DOLLARS

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

Fanny Hinds

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

John Lamar Hinds and wife, Joann Hinds

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

Shelby County, Alabama to-wit:

That parcel of land more particularly described as follows:

Commence at the Southeast corner of the W 1/2 of the NE 1/4 of Section 15, Township 19 South, Range 2 East, thence run North 21 Degrees 34 minutes West, a distance of 1279.33 feet to the point of beginning; thence run North 71 Degrees 16 minutes East a distance of 261.78 feet; thence run South 26 Degrees 29 minutes East a distance of 166.40 feet; thence run South 71 Degrees 16 minutes West a distance of 261.78 feet; thence run North 26 Degrees 29 minutes west a distance of 166.40 feet to the point of beginning. Situated in the NE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama.

Subject to transmission line permit to Alabama Power Company recorded in deed book 148, page 545, in the Probate Office of Shelby County, Alabama. Street Right-of-way to the town of Vincent recorded in deed book 269, page 40, in said Probate Office.

Subject to that certain mortgage deed from John Lamar Hinds and wife, Joann Hinds to Credithrift of America, Inc. to be filed simulataneously herein.

MORTGAGE IN THE AMOUNT OF \$29,209.00. RECORDED SIMULTANEOUSLY.

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

day of December, 19 88

WITNESS:

88 DEC 22 AM 10:22

Rec. 250
100

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
 JEFFERSON } COUNTY

I, Walter B. Sheehan, Jr., a Notary Public in and for said County, in said State, hereby certify that Fanny Hinds 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 21st day of December, A. D., 19 88

Walter B. Sheehan