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SEND TAX NOTICE TO:

(Name) Michael S. Hobson

(Address) _____

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, AL 35216

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

Jefferson

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand and No/100----- DOLLARS
(\$13,000.00)

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

Emma Gladys Campbell, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael S. Hobson and wife, Patsy B. Hobson

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

Shelby

County, Alabama to-wit:

The real property described in the attached exhibit "A" which is incorporated herein in haec verba.

Subject to easements, restrictions and rights of way of record.

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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 30th

day of December, 1988

WITNESS:

(Seal)

(Seal)

(Seal)

Emma Gladys Campbell (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emma Gladys Campbell, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, A. D., 19 88

J. D. Taylor

Notary Public.

EXHIBIT "A"

Commence at the NE corner of the NW 1/4 of NW 1/4 of Section 22, Township 21, Range 3 West and run thence South along the East boundary of said 1/4 1/4 section a distance of 1154.55 feet, more or less, to the right of way of the County road, being the point of beginning of the lot herein described; thence run West along the North right of way line of said County road 103.71 feet; thence North and parallel with the East line of said 1/4 1/4 section 210 feet, more or less, to the South line of James J. and Marjorie E. Martin lot conveyed to Emma Gladys Campbell; thence run East along the South line of said Campbell lot 103.71 feet to the East line of said 1/4 1/4 section; thence South along the East line of said 1/4 1/4 section 210 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

ALSO:
Commence at the NE corner of the NW 1/4 of NW 1/4 of Section 22, Township 21, Range 3 West, and run thence South 2 deg. 30 min. East a distance of 626.13 feet to the Point of beginning of the lot herein conveyed; thence continue South 2 deg. 30 min. East a distance of 208.71 feet; thence run South 87 deg. 30 min. West a distance of 208.71 feet to the East line of a 20 foot street; thence run North 2 deg. 30 min. West along the East line of said 20 foot street a distance of 208.71 feet; thence run North 87 deg. 30 min. East a distance of 208.71 feet to the East line of said 1/4 1/4 section to the point of beginning. The above described lot is shown on the L. E. Everette Subdivision map as Lot 3.

ALSO:
Commence at the NE corner of NW 1/4 of NW 1/4 of Section 22, Township 21, Range 3 West and run thence South along the East line of said 1/4 1/4 section a distance of 834.84 feet to the point of beginning of the lot herein described; thence continue South along the East line of said 1/4 1/4 section 103.71 feet; thence run West 208.71 feet to the East line of a 20 foot street; thence run North along the East line of said said 20 foot street 103.71 feet to the SW corner of Lot 5; thence run East along the South line of said Lot 208.71 feet to the point of beginning. Said property being the North 103.71 feet of Lot 3, according to the L. E. Everette Subdivision dated April 5, 1958. The same being situated in the NW 1/4 of NW 1/4 of Section 22, Township 21, Range 3 West.

All being situated in Shelby County, Alabama.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JAN -5 PH 3:44

James J. Martin, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>13.00</u>
2. Mtg. Tax	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>19.00</u>

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