

This instrument was prepared by:
Clayton T. Sweeney
2100 South Bridge Parkway
Suite 650
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
John K. Hinde
Mitzie H. Hinde

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STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty Seven Thousand Dollars (\$37,000.00) to the undersigned Grantor, Barton Franklin Carr, an unmarried man, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said Barton Franklin Carr, an unmarried man, does by these presents, grant, bargain, sell and convey unto John K. Hinde and Mitzie H. Hinde (herein referred to as "Grantee", whether one or more) as joint tenants with right of survivorship, the following described real estate (the "Property"), situated in Shelby County, Alabama, to-wit:

The following are legal descriptions of two parcels located in Section 34 Township 18 South, Range 2 East:

Parcel "A" - Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 34, Township 18 South, Range 2 East; thence, continue North along said quarter-line 330.66 feet to the Point of Beginning; thence, continue North along same said line 454.51 feet; thence, an interior angle left in an Easterly direction of 90 deg. 03 min. 21 sec., 663.18 feet; thence, an interior angle left in a Southerly direction of 89 deg. 56 min. 29 sec., 461.99 feet; thence, an interior angle left in a Westerly direction of 89 deg. 24 min. 44 sec., 663.00 feet to the Point of Beginning. Said parcel contains 6.98 Acres more or less and a 30 foot wide easement (access) to Parcel "B".

Parcel "B" - Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 34, Township 18 South, Range 2 East; said point being the Point of beginning; thence, continue North along said quarter-line 330.66 feet; thence, an interior angle left in an Easterly direction of 89 deg. 24 min. 34 sec., 663.00 feet; thence, an interior angle in a Southerly direction of 90 deg. 35 min. 16 sec., 330.69 feet; thence, an interior angle left in a Westerly direction of 89 deg. 24 min. 34 sec., 662.98 feet to the Point of Beginning. Said parcel contains 5.03 Acres with access from Parcel "A".

Parcel III - A 15 foot access easement, the West line of which is described as follows: Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 34, Township 18 South, Range 2 East; thence continue North along said 1/4 line 785.17 feet; thence, an interior angle left and easterly of 90 deg. 3 min. 21 sec. 534.51 feet to the center line of road and the point of beginning; thence an interior angle right and northwesterly of 53 deg. 3 min. 20 sec. 19.55 feet; thence an interior angle right of 180 deg. 36 min. 52 sec. 177.06 feet; thence an interior angle right of 191 deg. 55 min. 4 sec. West 106.32 feet; thence an interior angle right of 193 deg 25 min. 50 sec. 104.78 feet; thence an interior angle right of 192 deg. 24 min. 43 sec. 174.17 feet; thence an interior angle right of 177 deg. 51 min. 46 sec. 189.73 feet; thence an interior angle right of 160 deg. 14 min. 44 sec. 78.87 feet to a road herein described as Douglas Road with direct access to Shelby County Road No. 57. All being situated in Shelby County, Alabama.

This is the same property that was conveyed to the Grantor herein by warranty deeds recorded in Book 155, Page 749 and Book 160, Page 772 in the Office of the Judge of Probate of Shelby County, Alabama.

Barton Franklin Carr is one and the same person as Barton F. Carr.

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Copy received by me

TO HAVE AND TO HOLD, to the said Grantees, as joint tenants, with rights 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 said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal this the 24th day of January, 1989.

SELLER:

Harry J. Crow
Witness

Barton Franklin Carr
Barton Franklin Carr

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Barton Franklin Carr, an unmarried man, whose name is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 24th day of January, 1989.

Clifford L. Henry
Notary Public

My Commission Expires: 5-29-91

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

89 FEB -3 AM 10:31

Thomas A. Shoverlin, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>37.00</u>
2. Mtg. Tax	<u>5.00</u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>48.00</u>

37.00
5.00
1.00
<u>43.00</u>