[redacted] 13 - [redacted].50

This form furnished by: **Cahaba Title, Inc.** Riverchase Office (205) 988-5600 [redacted] Office (205) 833-1571

Central State Bank
P. O. Box 180
Calera, AL 35040

This instrument was prepared by:
(Name) Cahaba Title, Inc.
(Address) 2068 Valleydale Road
Birmingham, AL 35244

Send Tax Notice to:
(Name) Otis J. Hodnett & Vivan J. Hodnett
(Address) Rt. 1, Box 88
Montevallo, AL 35115

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty-Three Thousand Five Hundred and no/100---------- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bruce C. Biggs and Ruth E. Miller

(herein referred to as grantors) do grant, bargain, sell and convey unto Otis J. Hodnett and Vivian J. Hodnett

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Commence at the NW corner of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Easterly along the North line of said Section a distance of 875.09 feet to a point; thence turn 77 deg. 03 min. 56 sec. right and run 2,826.56 feet to a point; thence turn 18 deg. 30 min. 30 sec. left and run 210.10 feet to a point; thence turn 33 deg. 36 min. 40 sec. right and run 1,058.71 feet to a point; thence turn 7 deg. 44 min. 28 sec. left and run 244.73 feet to a point; thence turn 79 deg. 13 min. 30 sec. right and run 212.12 feet to an existing steel pin on the West right of way line of Highway No. 17 in Maylene and the point of beginning of the property being described; thence turn 54 deg. 14 min. 50 sec. left and run Southwesterly along said right of way a chord distance of 298.59 feet to a point; thence turn a deflection angle of 67 deg. 58 min. 33 sec. right from chord and run Westerly a distance of 215.53 feet to a point; thence turn a deflection angle of 1 deg. 45 min. 25 sec. right and run 174.93 feet to a point; thence turn a deflection angle of 109 deg. 04 min. 25 sec. right and run Northeasterly a distance of 304.13 feet to a point; thence turn 71 deg. 01 min. 53 sec. right and run Easterly a distance of 393.91 feet to the point of beginning; being situated in Shelby County, Alabama.

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 24th day of April, 1989.

WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 APR 25 PM 2:21

1. Deed Tax $ 4.00
2. Mtg. Tax (Seal) Ex Mtg 235 796
3. Recording Fee 2.50 (Seal)
4. Indexing Fee 2.00
TOTAL (Seal) 8.50

Bruce C. Biggs (Seal)

(Seal)

Ruth E. Miller (Seal)

STATE OF ALABAMA JUDGE OF PROBATE
SHELBY COUNTY } **General Acknowledgment**

I, Carlene R. Hadaway, a Notary Public in and for said County, in said State, hereby certify that Bruce C. Biggs and Ruth E. Miller whose names 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 was executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April A.D., 1989

My Commission Expires December 1, 1989

My Commission Expires:

Carlene R. Hadaway
Notary Public