

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Mark L. Hunter

(Address) 2938-A Columbiana Court  
Vestavia, AL 35216

This instrument was prepared by

(Name) S. Phillip Bahakel, Attorney at Law

(Address) Post Office Box 88; Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - METRO TITLE SERVICE, INC.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of VCN REX Ten Thousand Dollars and no cents DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Vincent Cabot Hodges, Jr. and Karen Rose Trostle

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Mark Lewis Hunter and Dinah Gail Hunter

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Beginning at the NW corner of the SE $\frac{1}{4}$  of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama; thence Southerly along West line of said SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  261.58 feet to a point; thence 90 deg. to the left 56.33 feet to a point on the Northedge of a small dirt road that circles a 3 acre (more or less) lake; thence 24 deg. 54 min. to the left 98.10 feet to a point; thence 20 deg. 58 min. to the right 73.29 feet to a point; thence 16 deg. 56 min. to the left 146.75 feet to a point; thence 16 deg. 30 min. to the left 92.44 feet to a point; thence 2 deg. to the right 154.13 feet to a point on the North line of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 23; thence 142 deg. 54 min. 08 sec. to the left 554.60 feet to the point of beginning containing 2.03 acres, and being marked on the corners as shown on the plat, according to survey of Joseph E. Conn, Jr. Registered Land Surveyor, dated August 23, 1977.

Subject to purchase money mortgage.

The grantors also grant to the grantee herein and his successors and assigns an easement or right of way over the existing dirt road which begins at the County Road and runs north along the east property line of the grantors' remaining property, across the dam, and around the lake.

The grantors also grant to the grantee herein, and his successors and assigns a 15 foot easement or right of way along the western boundary of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 23, Township 20 South, Range 2 West. This 15 foot right of way or easement runs south from the south-westernmost corner of the parcel of land herein purchased by the grantee to the County dirt road.

The grantee and his successors and assigns, shall have the right to use the lake located on the remaining property of the grantor herein.

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, we have hereunto set our hand(s) and seal(s), this 23rd day of February, 1990.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED (Seal)  
90 MAR -2 AM 10:41 (Seal)

Karen Rose Trostle (Seal)  
Vincent Cabot Hodges Jr (Seal)

STATE OF ALABAMA Shelby COUNTY  
JUDGE OF PROBATE

(Seal) Deed Tax \$ 10.00 (Seal)  
2. Mtg. Tax \$ 2.50  
3. Recording Fee \$ 3.00  
4. Indexing Fee \$ 1.00  
5. Notary Fee \$ 1.00  
6. Certified Fee \$ 16.50  
Total \$ 34.00

I, the Undersigned hereby certify that the above whose name: we 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of February, A.D., 1990

Barri L. Hunter Notary Public

BOOK 280 PAGE 882