

This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY ATTORNEYS
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

Send Tax Notice To: TIMOTHY W. TRIMBLE
RHODA A. TRIMBLE
nam604 King Valley Circle
Pelham, AL. 35124
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY-FIVE THOUSAND AND NO/100 (\$75,000.00) ----- DOLLARS

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

WILLIAM M. HANCOCK and wife, LILLIAN B. HANCOCK
(herein referred to as grantors) do grant, bargain, sell and convey unto

TIMOTHY W. TRIMBLE and wife, RHODA A. TRIMBLE
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1993 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$ 74,263.00 of the purchase price of the property described herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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05/03/1993-12300
08:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 10.00

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 27th day of April, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

x William M. Hancock (Seal)
WILLIAM M. HANCOCK
x Lillian B. Hancock (Seal)
LILLIAN B. HANCOCK

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that WILLIAM M. HANCOCK and wife, LILLIAN B. HANCOCK whose name s are 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, A. D., 1993

My Commission Expires: 8-29-94 John R. Hill Notary Public.

EXHIBIT "A"

Pat of the SE 1\4 of NW 1\4 of Section 23, Township 20 South, Range 3 West, situated in Shelby County, Alabama, described as follows:
Commence at the Northeast Corner of the SE 1\4 of NW 1\4 of Section 23, Township 20 South, Range 3 West, run thence in a Westerly direction along the North line of said Quarter-Quarter Section for a distance of 135.35 feet; thence turn an angle to the left of 91 deg. 20 min. and in a Southerly direction for a distance of 424.04 feet; thence turn an angle to the right of 30 degrees and in a Southwesterly direction for a distance of 248.26 feet to the point of beginning; thence turn an angle to the left of 120 degrees and in an Easterly direction for a distance of 135.04 feet; thence turn an angle to the right of 68 deg. 20 min. 15 sec. and in a Southeasterly direction of 140.78 feet; thence turn an angle to the right of 98 deg. 13 min. and in a Westerly direction for a distance of 124.98 feet; thence turn an angle to the right of 81 deg. 11 min. and in a Northwesterly direction for a distance of 172.77 feet to point of beginning.

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