

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) John Lenn

(Address) P.O. Box 437
Harpersville, Al. 35078

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen 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,

Steele F. Hodges and wife, Miriam Hodges
(herein referred to as grantors) do grant, bargain, sell and convey unto

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

Shelby County, Alabama to-wit:

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 1 East, more particularly described as follows: Begin at the SE corner of said 1/4-1/4 section; thence run North 02 degrees 42 minutes West for a distance of 355.71 feet to the south line of the Glenn A. and Deborah M. Langner property; thence North 61 degrees 25 minutes West for a distance of 240.50 feet to the southeasterly right of way of Highway No. 55; thence run South 30 degrees 48 minutes West along said right of way for a distance of 423.1 feet to the north line of the Allen A. Chesser property; thence run South 76 degrees 28 minutes East for a distance of 457.32 feet to the point of beginning. All being situated in Shelby County, Alabama.

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

01/10/1994-00802
10:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
D01 MCD 28.00

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 10

day of January, 19 94

WITNESS:

(Seal)

(Seal)

(Seal)

Steele F. Hodges (Seal)
Steele F. Hodges
Miriam Hodges (Seal)
Miriam Hodges

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Steele F. Hodges and Miriam Hodges 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 10 day of January, A. D., 19 94

Martha J. Wilder
Notary Public.

Inst # 1994-00802