

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) Leo K. Hussey
(Address) 2626 Indian Shoals Road
Wilsonville AL 35184

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P O Box 822
(Address) Columbiana, AL 35051

Form 1-1-5 Rev. 5/82 STATUTORY
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION OF ALABAMA

02/03/1995-03039
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE PROBATE
001 MCD 18.50

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

That in consideration of TEN THOUSAND AND NO/100----- (\$10,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert L. Robinson, a married man, ~~is~~ Partner for The Homestead Joint Venture
(herein referred to as grantors) do grant, bargain, sell and convey unto
Leo K. Hussey and wife,
Judith C. Hussey,

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

SHELBY County, Alabama to-wit:

Commence at the NE corner of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama; thence run Westerly along the North line thereof for 609.92 feet to a point; thence 88 degrees 50 minutes 30 seconds left run Southerly for a distance of 2,396.65 feet to a point; thence 94 degrees 40 minutes 46 seconds right run Westerly for 692.96 feet to a point; thence 90 degrees 25 minutes 22 seconds left run Southerly for 242.61 feet to the point of beginning; thence continue last described course for 199.09 feet to an iron pin; thence 95 degrees 21 minutes 25 seconds left run Easterly for 699.16 feet to an iron pin on the Westerly right of way of Homestead Drive; thence 88 degrees 51 minutes 25 seconds left run Northerly along said right of way for 51.33 feet to a curve concave to the right (having a radius of 295.87 feet, and a central angle of 15 degrees 05 minutes 25 seconds); thence run Northerly along said right of way and curve for 77.92 feet; thence 92 degrees 55 minutes 10 seconds left from cord of said curve, run Westerly for 696.88 feet to the point of beginning. Situated in Shelby County, Alabama.
According to survey of Thomas E. Simmons, RLS #12945, dated January 20, 1995.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE. SUBJECT TO: 1. Restrictions on use of property as recorded in Shelby County Courthouse - Probate Office. 2. Power distribution restrictions of Alabama Power Company. 3. Flood plain restrictions of Alabama Power Company. 4. Easements, rights-of-ways, restrictions and all matters of public record. 5. Less and except mineral and mining rights, oil and (*see below)

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.~~

*gas rights and all rights incidental thereto.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st day of January, 1995

THE HOMESTEAD JOINT VENTURE

WITNESS:

Robert L. Robinson (Seal)
Robert L. Robinson, ~~is~~ Partner (Seal)

____ (Seal)

____ (Seal)

____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert L. Robinson, a married man, as Partner for The Homestead Joint Venture whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date, in his capacity as such Partner.

Given under my hand and official seal this 31st day of January, A. D., 1995

James H. Parris Notary Public.
My Commission Expires: 10/16/96

Inst # 1995-03039