

This Instrument Prepared By:
Theresa A. Tkacik-Attorney At Law
2162 Highway 31 South
Pelham, Alabama 35124

Send Tax Notice To:
Steve and Lisa Hindman
353 Liberty Ridge Rd.
Chelsea, AL 35043

Inst # 1995-05860

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ninety Thousand Dollars and No/100's (\$90,000.00) to the undersigned grantor or grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, we, JAMES D. BLAKE, and wife, MARY ANNE D. BLAKE (herein referred to as grantors), do grant, bargain, sell and convey unto STEVEN E. HINDMAN, and wife, LISA K. HINDMAN, (herein referred to as grantees), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

Begin at the Northwest corner of the SW 1/4 of the NE 1/4 of Section 11, Township 20 South, Range 1 West; thence run South along the West line of said quarter-quarter section, a distance of 990 feet; thence run East, parallel with the South line of said quarter-quarter section, to a point on the West right of way line of Shelby County Highway No. 32; thence run Northeasterly along said West right of way line of said Highway to the intersection thereof with the East line of said quarter-quarter section; thence run North along the East line of said quarter-quarter section, to the Northeast corner of said quarter-quarter section; thence run West along the North line of said quarter-quarter section, to the point of beginning, being situated in Shelby County, Alabama.

LESS AND EXCEPT: Begin at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 11, Township 20 South, Range 1 West, thence run South along the East line of said 1/4-1/4 section a distance of 466.69 feet; thence turn an angle of 89 degrees 04 minutes to the right and run a distance of 466.69 feet; thence turn an angle of 90 degrees 56 minutes to the right and run a distance of 466.69 feet to the North line of said 1/4-1/4 section; thence turn an angle of 89 degrees 04 minutes to the right and run East along the North line of said 1/4-1/4 section a distance of 466.69 feet to the point of beginning. Situated in the SW 1/4, NE 1/4, Section 11 Township 20 South, Range 1 West, Shelby County, Alabama.

ALSO, a 40.00 foot easement for driveway described as: Commerce at the Northeast corner of the SW 1/4 of the NE 1/4, Section 11, Township 20 South, Range 1 West; thence run South along the East line of said 1/4-1/4 section a distance of 466.69 feet to the point of beginning; thence continue South along said East line of 1/4-1/4 section a distance of 206.91 feet to the Northwest right of way line of Shelby County Highway No. 32; thence turn an angle of 52 degrees 04 minutes 55 seconds to the right and run along said Highway right of way a distance of 50.70 feet; thence turn an angle of 127 degrees 55 minutes 05 seconds to the right and run a distance of 237.42 feet to the South line of before described tract; thence turn an angle of 89 degrees 04 minutes to the right and run along said South line of property a distance of 40 feet to the point of beginning. Situated in the SW 1/4 of the NE 1/4, Section 11, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

SUBJECT TO: Taxes for 1995 and subsequent years.

SUBJECT TO: Easements, covenants, restrictions, permits, and right-of-ways, building set back line(s) of record.

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11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 103.50

SUBJECT TO: Liens, defects, encumbrances, and claims of record.

SUBJECT TO: Title to minerals underlying caption lands with mining rights, other rights, privileges and immunities belonging thereto as reserved in Instrument No. 1992-10662, in the Shelby County Probate Office.

SUBJECT TO: Transmission line permit to Alabama Power Company recorded in Deed Book 138, Page 79, and deed book 171, Page 266 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Public road right of way conveyed to Shelby County as shown by public road right of way deed recorded in Deed Book 207, Page 42, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Easement recorded in Deed Book 303, Page 517, and Instrument No. 1992-3792 in the Shelby County Probate Office.

SUBJECT TO: Encroachment of building along the South line as shown on survey of Laurence D. Weygand, dated May 6, 1992.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with right of survivorship, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created hereby is severed or terminated during the joint lives to 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 We do for ourselves and for our heirs, executors, and administrators covenant with said grantees their heirs and assigns, that We are seised in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that We have a good right to sell and convey the same aforesaid; that We will and 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 hands and seals this the 23 day of February, 1995.

James D. Blake
James D. Blake by Mary Anne D. Blake,
attorney in fact for James D. Blake as evidence
by Limited Power of Attorney recorded in
~~book 1995 - page 05859~~, in the shelby
County Probate Office on the 23rd day of
February, 1995.

Mary Anne D. Blake
Mary Anne D. Blake

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Mary Anne D. Blake, who personally appeared before me and whose name as Attorney in Fact for James D. Blake, 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 said conveyance, she executed the same voluntarily on the day the same bears date, in her capacity as such Attorney in fact.

Given under my hand and official seal this the 23rd day of February, 1995.

Opus A. Kacek
Notary Public
9-19-97
My Commission Expires:

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Mary Anne D. Blake, personally appeared before me and 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 said conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of February, 1995.

Opelisa A. Okacik
Notary Public 9-19-97
My Commission Expires:

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