

1200
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) Jerry Hamilton
(Address) 45 Lucas Lane
Montevallo, AL 35115

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-3 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 \$10.00 AND OTHER CONSIDERATION-----DOLLAR

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

Dalton Hamilton and wife, Nellie Hamilton

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry L. Hamilton and wife, Debby H. Hamilton

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

Shelby County, Alabama to-wit:

Central State Bank
P. O. Box 180
Calera, AL 35040

SEE ATTACHED SHEET EXHIBIT "A"
FOR LEGAL DESCRIPTION

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

**MORTGAGE TAX PAID ON MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

09/22/1995-26679
03:56 PM CERTIFIED

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 15th

day of September, 19 95

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

_____(Seal)
Dalton Hamilton
_____(Seal)
Nellie Hamilton
_____(Seal)
Nellie Hamilton

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dalton Hamilton and Nellie Hamilton 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 15th day of September, A. D., 19 95

Central State Bank
P. O. Box 180
Calera, AL 35040

J. L. Catlin
MY COMMISSION EXPIRES JANUARY 29, 1998

inst # 1995-26679

EXHIBIT "A"

PARCEL I:

Begin at the Northwest corner of Fractional Section 12, Township 24 North, Range 12 East; thence South 00 degrees 16 minutes 33 seconds East along the west line of said section for 1142.52 feet; thence South 79 degrees 14 minutes 59 seconds East and run 502.42 feet; thence South 79 degrees 42 minutes 24 seconds East and run 401.74 feet to the Point of Beginning; thence continue along the last described course 196.74 feet; thence South 06 degrees 17 minutes 40 seconds West and run along a fence line 286.02 feet; thence North 61 degrees 05 minutes 20 seconds West and run 210.00 feet; thence North 05 degrees 39 minutes 51 seconds East and run 218.99 feet back to the Point of Beginning.

PARCEL III:

PROPOSED ACCESS EASEMENT:

Begin at the Northwest corner of Fractional Section 12, Township 24 North, Range 12 East; thence South 00 degrees 16 minutes 33 seconds East along the West line of said section 1142.52 feet; thence South 79 degrees 14 minutes 59 seconds East and run 502.42 feet; thence South 79 degrees 42 minutes 24 seconds East and run 598.48 feet; thence South 06 degrees 17 minutes 40 seconds West and run along a fence line 308.56 feet; thence South 05 degrees 35 minutes 18 seconds West and run along said fence line 187.46 feet to the Point of Beginning of said Easement, said easement to be 25 feet in width and lying 25 feet and parallel to the west of the following described courses; thence South 05 degrees 35 minutes 18 seconds West and run along said fence line 22.30 feet; thence South 00 degrees 01 minute 25 seconds East and run 233.25 feet; thence South 01 degree 09 minutes 32 seconds West and run along said fence line 225.36 feet to the north boundary line of Lucas Lane and to the end of said easement.

Inst # 1995-26679

09/22/1995-26679
03:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00

Certified State Bank
P. O. Box 280
Calera, AL 35040