

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Raymond E. Hargrave
(Address) 1057 SHADES CREST ROAD
BIRMINGHAM, AL 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100ths----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, Raymond E. Hargrave as surviving grantee of Real 235 page 300 as to parcels I and II and IV, and Raymond E. Hargrave and Nola C. Hargrave (herein referred to as grantors), do grant, bargain, sell and convey unto husband and wife, as to Parcel III

Raymond E. Hargrave and Nola C. Hargrave (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 legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back line and rights of way, if any, of record.

RAYMOND E. HARGRAVE IS THE SURVIVING GRANTEE OF DEED RECORDED IN DEED 235 PAGE 300 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA: THE OTHER GRANTEE, MARGARET T. HARGRAVE HAVING DIED ON OR ABOUT OCTOBER 25, 1994.

Inst # 1995-26917

Inst # 1995-26917

09/25/1995-26917
03:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 11.50

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 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 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 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 21ST day of September, 19 95.

WITNESS

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

Raymond E. Hargrave (Seal)
Nola C. Hargrave (Seal)
_____(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond E. Hargrave and wife, Nola C. Hargrave, whose name 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 21ST day of September, A.D., 19 95.

My Commission Expires: 3/5/99

Notary Public

Parcel I

The SE 1/4 of Section 14, Township 20 South, Range 4 West, Shelby County, Alabama.

Less and except any portion of the above described property being a part of Hargrave Hills, First Sector, Phase I, as recorded in Map Book 18 page 111 in the Probate Office of Shelby County, Alabama.

Parcel II

A tract of land located in the NW 1/4 of NW 1/4 of Section 24, Township 20 South, Range 4 West of the Huntsville Meridian, Shelby County, Alabama, described as follows:

Begin at the NW corner of said Section 24; thence in a Southerly direction along the West boundary of said Section 24 a distance of 69.48 feet to intersection with the center line of right of way for public road; thence turning an angle of 123 deg. 06 min. 30 sec. to the left in a Northeasterly direction along the center line of said right of way 132.49 feet to intersection with the North boundary of said Section 24; thence turning an angle of 148 deg. 24 min. to the left in a Westerly direction along said North boundary 111.08 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Parcel III

A non exclusive easement over and across the following described parcel, situated in Shelby County, Alabama, described as follows: The South 60 feet of Lot 1, according to the Survey of Crawford's Addition to Genery Gap, as recorded in Map Book 7 page 122 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel IV

All that part of Hargrave Hills, First Sector, Phase I, as recorded in Map Book 18 page 111 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama LESS AND EXCEPT any lots that have heretofore been sold.

[Handwritten signature] *nck*

Inst # 1995-26917

09/25/1995-26917
03:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50