

SEND TAX NOTICE TO:

(Name) Ella Levern Hulsey, Leldon E. Hulsey  
Regina Lee Alexander  
(Address) 12013 Highway 280  
Sterrett, AL 35147

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 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 ONE AND NO/100 (\$1.00) AND OTHER GOOD & VALUABLE DOLLARS  
CONSIDERATION

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

Ella Levern Hulsey and husband, Leldon E. Hulsey

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

Ella Levern Hulsey and husband, Leldon E. Hulsey, and daughter,  
Regina Lee Alexander

(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 portion of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 28, Township 19, Range 1 East, more particularly described as follows: Commencing at the Northeast corner of said forty and run Westerly along North boundary of said forty, 500 feet to point of beginning of land herein conveyed; thence run South 320 feet; thence run West 260 feet; thence run North 320 feet to North line of said forty; thence run in an Easterly direction along North line of said forty, 260 feet to point of beginning.

Less and except road and highway rights of way.

Inst # 1995-30960

10/27/1995-30960  
02:41 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 10.00

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 27  
day of October, 19 95

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Ella Levern Hulsey (Seal)  
Ella Levern Hulsey  
Leldon E. Hulsey (Seal)  
Leldon E. Hulsey (Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ella Levern Hulsey and husband, Leldon E. Hulsey 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 27<sup>th</sup> day of October, A. D., 19 95

Laurie Brasher  
Notary Public.