

SEND TAX NOTICE TO:

(Name) KENNETH D. HANKINS
9875 HIGHWAY 17
(Address) MAYLENE, AL 35114

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
(Address) PELHAM, AL 35124

Form 1-1-3 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of ONE HUNDRED SEVENTY THREE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS
(\$173,500.00)

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

EDNA EARLE GOULD and husband, JAMES S. GOULD

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

KENNETH D. HANKINS and wife, LINDA S. HANKINS

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

SHELBY County, Alabama to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF,
INCORPORATED HEREIN, AND MARKED EXHIBIT "A"

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$ 164,800.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

Inst # 1996-08121

03/12/1996-08121
12:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOR MCD 20.00

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 29TH day of FEBRUARY, 19 96

WITNESS:

(Seal) Edna Earle Gould (Seal)
EDNA EARLE GOULD
(Seal) James S. Gould (Seal)
JAMES S. GOULD
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that EDNA EARLE GOULD and husband, JAMES S. GOULD 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 29TH day of FEBRUARY, A. D., 19 96.

James A. Hornsby
Notary Public

Inst # 1996-08121

EXHIBIT "A"

Begin at the NW corner of the SW 1/4 of Section 16, Township 21 South, Range 3 West, and run Easterly along the North side of the SW 1/4 for 1503.37 feet to the point of beginning. Then turn an angle of 87 degrees 15 minutes 48 seconds to the right and run Southerly for 458.11 feet; then turn an angle of 87 degrees 15 minutes 48 seconds to the left and run Easterly for 475.97 feet to a point on a fence line; then turn an angle of 92 degrees 44 minutes 12 seconds to the left and run Northerly along said fence and along a white painted line for 458.11 feet to a point on the North side of the SW 1/4 of said Section 16; thence turn an angle of 87 degrees 15 minutes 48 seconds to the left and run Westerly along the north side of the said SW 1/4 for 475.97 feet back to the point of beginning.

ALSO included with the above described parcel is an easement for access and egress described as follows:

Begin at the NW corner of the SW 1/4 of Section 16, Township 21 South, Range 3 West and run Easterly along the North side of the said SW 1/4 for 1503.37 feet; then turn an angle of 87 degrees 15 minutes 48 seconds to the right and run Southerly for 458.11 feet to the point of beginning of the easement hereon described, then continue Southerly along the last described course along the West side of a 30.00 foot wide easement for 198.15 feet, then turn an angle of 78 degrees 13 minutes 10 seconds to the right and run Southwesterly along the North side of the 30.00 foot wide easement for 728.89 feet to a point on the East right of way of Shelby County Road No. 17.

Inst. # 1996-08121

03/12/1996-08121
12:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 20.00