

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Terry Lee Hodgens

(Address) 1221 Highway 11
Chelsea, AL, 35043

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --One Thousand and 00/100--- (\$1,000.00) DOLLARS

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

Terry Hodgens and wife, Dorothy A. Hodgens
(herein referred to as grantors) do grant, bargain, sell and convey unto

Terry Lee Hodgens and Dorothy A. Hodgens

(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 attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

Terry Lee Hodgens is one and the same as Terry Hodgens.

Inst # 1996-22108

07/10/1996-22108
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE PE. PROBATE

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 24th

day of June, 19 96

WITNESS:

(Seal)

Terry Hodgens (Seal)
Terry Hodgens

(Seal)

Dorothy A. Hodgens (Seal)
Dorothy A. Hodgens

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Terry Hodgens and Dorothy A. Hodgens

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 24th day of June, A. D., 19 96

Notary Public

Inst # 1996-22108

EXHIBIT "A"

Part of the NW 1/4 of the NE 1/4, Section 1, Township 20 South, Range 2 West, being more particularly described as follows:

Begin at the NE corner of the NW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West; thence run West along the North line of said 1/4-1/4 section for 328.87 feet; thence 90 degrees 01 minutes 37 seconds left and run Southerly for 1319.476 feet to a point on the South line of said 1/4-1/4 section; thence 90 degrees 03 minutes 23 seconds left and run Easterly along said 1/4-1/4 section for 325.995 feet to the Southeast corner of said 1/4-1/4 section; thence 89 degrees 49 minutes 00 seconds left and run Northerly along the East line of said 1/4-1/4 section for 1318.94 feet to the point of beginning.

LESS AND EXCEPT:

Part of the NW 1/4 of the NE 1/4, Section 1, Township 20 South, Range 2 West, being more particularly described as follows:

Begin at the NE corner of the NW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West; thence run West along the North line of said 1/4-1/4 section for 248.87 feet to the point of beginning, continue along North line a distance of 80 feet; thence 90 degrees 01 minutes 37 seconds left and run Southerly a distance of 1319.476 feet to a point on the South line of said 1/4-1/4 section; thence turn angle 90 degrees 03 minutes 23 seconds left and run Easterly 80 feet along South line of said 1/4-1/4 section to a point; thence 89 degrees 56 minutes 37 seconds and run Northerly 1319.476 feet to the point of beginning.

Inst # 1996-22108

07/10/1996-22108
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KCD 12.00