

(Name) Hillard D. Jenkins

(Address) _____

This instrument was prepared by

(Name) Mike 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 TEN THOUSAND AND NO/100 DOLLARS

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

Garry Charles Hill, Sr., a single man,

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

Hillard Dow Jenkins, Carolyn J. Coggin and Elsie F. Cowart,

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

Shelby

County, Alabama to-wit:

Lot # 5 as per map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, Page 28, in the Office of the Judge of Probate, Shelby County, Alabama, said lot being more particularly described as follows: Commencing at the NW corner of the NE 1/4 of SE 1/4, Section 34, Township 24 North, Range 15 East; run thence North 88 degrees 12 minutes East along the North boundary line of said quarter-quarter section a distance of 605 feet to the Northwest corner of Lot #1; run thence South 0 degrees 06 minutes East 200 feet to the Northwest corner of Lot # 5 and the point of beginning of the lot herein described and conveyed; run thence South 0 degrees 06 minutes East a distance of 70 feet; turn thence an angle to the left of 91 degrees 42 minutes and run a distance of 100 feet; turn thence an angle to the left of 88 degrees 18 minutes and run a distance of 70 feet; turn thence an angle to the left of 91 degrees 42 minutes and run a distance of 100 feet to the point of beginning. EXCEPT that part of Lot # 5 in the SW corner conveyed by grantor to R. E. Wainwright, et al by deed dated May 9, 1959 and recorded in Deed Book 201, Page 281 in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to taxes for 1997 and subsequent years, easements, ~~restrictions~~, rights-of-way, and permits of record.

10/31/1996-36361
03:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.50

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 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, I have hereunto set my hand(s) and seal(s), this 30th

day of October, 19 96

WITNESS:

(Seal)

(Seal)

(Seal)

Garry C. Hill, Sr.
(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Garry Charles Hill, Sr.

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of October, A. D., 19 96

Martha J. Wilkin
Notary Public

Inst # 1996-36361