

96021030

SEND TAX NOTICE TO:

This instrument prepared by:
EDWIN MILES
12542 HIGHWAY 11
STERRETT, AL. 35147

(Name) Edwin C. Miles
(Address) 12542 Hwy 11
Sterrett, Alabama 35147

Warranty Deed

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

TO CLEAR TITLE

Inst # 1997-03879

That in consideration of the sum of \$ AND NO/100 -----
----- DOLLARS (\$)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,
Nickolas Hendrix

(herein referred to as grantors) do grant, bargain, sell and convey unto Edwin C. Miles and Judy Miles

(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"

NOTE:

FLOYD M. HENDRIX, ADILEE COLLINS AND NICKOLAS HENDRIX ARE ALL THE HEIRS OF
LEROY HENDRIX AND ADDIE HENDRIX, BOTH DECEASED.

NOTE: LeRoy N. Hendrix and Nickolas Hendrix are one and the same.

THE ABOVE DESCRIBED PARCEL OF LAND DOES NOT CONSTITUTE THE HOMESTEAD OF THE
GRANTOR.

The purpose of this deed is to convey to the grantee any interest in subject
property that should have been previously conveyed. Said deed was lost or
misplaced.

02/06/1997-03879
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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/I have set our/my hand(s) and seal(s), this day of , 19.
Signed, sealed and delivered in the presence of:

_____(Seal) LeRoy N. Hendrix (Seal)
_____(Seal) _____ (Seal)
_____(Seal) _____ (Seal)

STATE OF ~~ALABAMA~~ Georgia }
~~Jefferson~~ Gwinnett COUNTY }

I, Faye W. Maisey, a Notary Public in and for said County, in said State, hereby certify that
whose name(s) 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 24th day of January A.D., 19 97
Faye W. Maisey
Notary Public

A parcel of land located in the SE 1/4 of the NW 1/4 of Section 28, Township 19 South, Range 1 West, being more particularly described as follows:

Begin at the intersection of the South right of way of U.S. Highway No. 280 and the East line of the SE 1/4 of the NW 1/4 of Section 28, Township 19 South, Range 1 West and thence turn in a Westerly direction along the said South line of said right of way a distance of 1140 feet, more or less, to the East right of way line of the new Simsville Highway; thence run in a Southerly direction along the East line of said right of way, a distance of 158.0 feet; more or less, to the South line of said 1/4-1/4 section; thence run East along the South line of said 1/4-1/4 section a distance of 1100 feet, more or less, to the SE corner of said 1/4-1/4 section; thence run North along the East line of said 1/4-1/4 section a distance of 393.0 feet, more or less to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

A part of all that part of the SE 1/4 of the NW 1/4 of Section 28, Township 19 South, Range 1 West, that lies South of U.S. Highway 280 and East of the Simsville Highway, more particularly described as follows: Commencing at the center of Section 28, Township 19 South, Range 1 West; thence run along the center of said section in a Westerly direction for a distance of 745.40 feet to the Point of Beginning; continue along said line for a distance of 449.75 feet to the East right of way of the Simsville Highway; thence turn an angle to the right of 115 degrees 06 minutes and continue along East right of way of the Simsville Highway for a distance of 69.94 feet; thence turn an angle of 22 degrees 0 minutes to the right and run a distance of 118.41 feet to the South right of way of U.S. Highway 280; thence turn an angle to the right along a chord of the South right of way of the said U.S. Highway 280, for a distance of 336.65 feet; thence turn an angle to the right of 96 degrees 38 minutes and run a distance of 180.20 feet to the Point of Beginning.

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002 MCD 12.00