

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
DEWEY HARDIN  
VICKIE HARDIN  
Highway 491  
Vandivier, AL 35176

Inst # 1998-10752

STATE OF ALABAMA}  
COUNTY OF SHELBY}

Warranty Deed/JTWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THIRTY THOUSAND DOLLARS AND NO/100's (\$30,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we FRED WHITFIELD and wife, HELEN WHITFIELD, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto DEWEY HARDIN and VICKIE HARDIN (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

The preparer of this instrument makes no representations as to the accuracy of the legal description conveyed herein.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 19th day of March, 1998.

  
FRED WHITFIELD

  
HELEN WHITFIELD

STATE OF ALABAMA}  
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that FRED WHITFIELD and HELEN WHITFIELD, whose names 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 19th day of March, 1998.

  
Notary Public  
My Commission Expires: 5/29/99

03/27/1998-10752  
08:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 41.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

**EXHIBIT "A"**

**Parcel I**

Beginning 70 yards North of the SW corner of the NW 1/4 of the SE 1/4 of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, and run North 70 yards; then East to the West line of the Central of Georgia Railroad right of way; then southeasterly along said railroad right of way to the North line of Shelby County Highway No. 491 right of way; thence Westerly along said highway right of way to a point due East of the Point of beginning; thence West to the point of beginning.

**Parcel II**

Beginning 140 yards North of the SW corner of the NW 1/4 of the SE 1/4 of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, and run North along the West line of said 1/4-1/4 Section to a point 70 yards South of the NW corner of said 1/4-1/4; thence turn right and run East 140 yards then turn right and run south 70 yards; then turn right and run West to the West right of way line of Central of Georgia Railroad; then turn left and run along West right of way line of Central of Georgia Railroad to a point 140 yards North of the South line of said 1/4-1/4 Section; thence turn right and run west parallel with the South line of said 1/4-1/4 Sections to the point of beginning.

All being situated in Shelby County, Alabama.

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