

(Name) Wayne Hutchison

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This instrument was prepared by

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(Address)

Form 1-1 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 Four Thousand and no/100 ----- DOLLARS

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

Melissa McWhorter White, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Wayne Hutchison and Monika Hutchison

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

PARCEL One (1)
Begin at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama, thence run Southerly along the East line of said 1/4 Section a distance of 346.10 ft. to a point on the South right of way line of the Alabama Power Company right of way; thence turn an angle of 112 degrees 0 minutes to the right and run Northwesterly along said right of way line a distance of 833.79 ft. to the point of intersection of the South right of way line with the North line of said 1/4 Section; thence turn an angle to the right and run in an Easterly direction along the North line of said 1/4 Section a distance of 773.81 ft. more or less to the point of beginning. Subject to Alabama Power Company right of way.

PARCEL Two (2)
Commence at the Northeast corner of the Northwest quarter of the Southeast quarter of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama, thence run Southerly along the East line of said 1/4 Section 346.10' to a point on the South right of way line of the Alabama Power Company right of way, thence turn an angle of 112° 00' right and run Northwesterly along said right of way line 218.27' to the point of beginning of the property being described, thence continue along last described course a distance of 229.64' to a point, thence turn an angle of 112° 00' left and run Southerly 60.13' to a point, thence turn an angle of 68° 00' left and run Easterly 191.08' to a point, thence turn an angle of 73° 57' left and run Northeasterly 58.01' to the point of beginning, containing 0.27 of an acre.

Subject to restrictions, easements and rights of way of record.

Melissa McWhorter and Melissa McWhorter White are one and the same person. The above described property is not the homestead of the grantors spouse. Melissa McWhorter White is the surviving grantee in that certain deed recorded in Real Book 355, Page 279. The other grantee, Donald McWhorter is deceased, having died on March 19, 1997.

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 25 day of June, 1998.

WITNESS:

(Seal) Melissa McWhorter White (Seal)

(Seal) Melissa McWhorter White (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA }
Shelby COUNTY }
I, _____ the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Melissa McWhorter White 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 she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 25th day of June, A. D., 1998
[Signature]
Notary Public.

Inst # 1998-23955

1998-23955
06/26/1998-23955
03:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 12:50