

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) William B. Hirtle

(Address) 5320 Meadow Garden Lane
B'ham, Al 35242

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Thousand and no/100----- DOLLARS

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

John C. Bailey, a Single man

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

William B. Hirtle and wife, Ann S. Hirtle

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

Shelby County, Alabama to-wit:

Begin at the SW corner of the SW 1/4 of the NE 1/4 of Section 34, Township 24, Range 15 East, and run East 425 feet for point of beginning of the land herein conveyed; thence East 25 feet; thence North 150 feet; thence West 25 feet; thence South 150 feet to the quarter-quarter line, being the point of beginning.

ALSO, begin at the SW corner of the SW 1/4 of NE 1/4, Section 34, Township 24, Range 15 East and run East 450 feet for point of beginning for the land herein conveyed; thence East 50 feet; thence North 150 feet; thence West 50 feet; thence South 150 feet to the quarter-quarter line, being the point of beginning.

Begin at the NW corner of NW 1/4 of SE 1/4, Section 34, Township 24 North, Range 15 East, and run East 425 feet to the SW corner of a parcel of land heretofore conveyed to J. M. Miller or Mary M. Miller as recorded in Volume 140, Page 413 of the records of deeds in the Office of the Judge of Probate of Shelby County, Alabama, for a point of beginning; thence continue East 75 feet; thence South to a point of intersection with the north water's edge of Waxahatchie Creek; thence West following the meanderings of said north water's edge of said creek to a point on said north water's edge South of the point of beginning; thence North to the point of beginning.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

04/27/1999-17523
08:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 1998 08.30

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 the simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee 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 HEREOF, I _____ have hereunto set my _____ hand(s) and seal(s), this 23rd

day of April, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

John C. Bailey
John C. Bailey

(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 John C. Bailey

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 23rd day of April, A. D. 19 99

My Commission Expires: 10/16/2000

Notary Public

Inst # 1999-17523