

This instrument was prepared by:

(Name) Corley, Moncus & Ward, P.C.

(Address) 400 Shades Creek Pkwy., Ste 100
Birmingham, Alabama 35209

WARRANTY DEED (Without Survivorship)

Send Tax Notice To: Ernest A. Joseph

name
1560 Montgomery Hwy
128th St, Suite 212
address
XXXXXXX XX
Birmingham, AL 35216

STATE OF ALABAMA
Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100-----
-----DOLLARS (\$125,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, John W. Hinds and wife, Billye Joyce Hinds

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ernest A. Joseph and wife,
Zafria D. Joseph and Joe J. Joseph and wife, Yvonne D. Joseph

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easement and restrictions of record and subject to ad valorem taxes
due October 1, 1999.

Ernest A. Joseph and Zafria D. Joseph, shall own an undivided one-half (1/2)
interest, and their interest shall be as joint tenants with right of
survivorship, it being the intention in the event one survives the other, the
entire one-half (1/2) interest shall go to the survivor of them.

Joe A. Joseph and Yvonne D. Joseph, shall own an undivided one-half (1/2)
interest, and their interest shall be as joint tenants with right of
survivorship, it being the intention in the event one survives the other, the
entire one-half (1/2) interest shall go to the survivor of them.

Inst # 1999-18191

04/30/1999-18191
02:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JWS HBS 120.00

\$ _____ of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.
TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal (s), this 29th
day of April, 19 99.

(Seal)

(Seal)

(Seal)

John W. Hinds
John W. Hinds (Seal)

Billye Joyce Hinds
Billye Joyce Hinds (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for the said County, in said State, hereby certify that
John W. Hinds and wife, Billye Joyce Hinds
whose name(s) 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 hands and official seal this 29th day of April, A.D. 19 99

Claude M. Moncus

Notary Public

Begin at the NE corner of Lot 41, Block 3, Nickerson & Scott's Survey, as recorded in Map Book 3 page 34, in the Probate Office of Shelby County, Alabama; thence run in a westerly direction along the North line of said Lot 41 and Lot 6 of same survey for a distance of 370.34 feet to a point on the Easterly right of way line of U.S. Highway 31; thence turn an angle to the left of 88 deg. 27 min. 33 sec. and run in a southwesterly direction along said right of way line for a distance of 75.35 feet; thence turn an angle to the left of 84 deg. 48 min. 13 sec. and run in a southeasterly direction for a distance of 162.88 feet; thence turn an angle to the right of 83 deg. 41 min. 04 sec. and run in a southerly direction for a distance of 4.75 feet; thence turn an angle to the left of 90 deg. 06 min. 37 sec. and run in an easterly direction for a distance of 65.00 feet; thence turn an angle to the left of 89 deg. 46 min. 40 sec. and run in a northerly direction for a distance of 24.42 feet; thence turn an angle to the right of 89 deg. 27 min. 59 sec. and run in an Easterly direction for a distance of 145.00 feet to a point on the Westerly right of way line of Second Street; thence turn an angle to the left of 89 deg. 40 min. 43 sec. and run in a northerly direction along said right of way line for a distance of 75.11 feet to the point of beginning.

EXHIBIT "A"

Inst # 1999-18191

04/30/1999-18191
02:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NMS 138.00