

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) Michael L. Hill, II

(Address) 32 AUTRY DR -
CHELSEA, 35043

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 Fifty Two Thousand and no/100-----

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

Margaret F. Vance, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
Michael L. Hill, II and Kathleen A. Hill

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

Shelby

County, Alabama to-wit:

Commence at the Northwest corner of the NW 1/4 of the NW 1/4 of said Section 9, thence run south 88 deg. 51 min. 30 sec. east along the North line of said 1/4-1/4 section a distance of 217.81 feet to the point of beginning; thence continue along last described course and along said 1/4-1/4 section a distance of 412.24 feet; thence run south 1 deg. 2 min. 24 sec. west a distance of 525.25 feet; thence run North 88 deg. 52 min. 13 sec. West a distance of 615.04 feet to the east right of way of Shelby County Highway Number 55; thence run north 17 deg. 19 min. 41 sec. west along said right of way a distance of 26.36 feet; thence run south 88 deg. 53 min. east a distance of 221.10 feet; thence run north 0 deg. 6 min. 25 sec. west a distance of 500.13 feet to the point of beginning.

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

\$46,000.00 of the above recited purchase price was paid from a purchase money mortgage recorded simultaneously herewith.

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 HEREOF, I have hereunto set my hand(s) and seal(s), this 1st day of June, 1999.

WITNESS:

(Seal)
(Seal)
(Seal)

Margaret F. Vance by Jerry L. Bowen
Margaret F. Vance (Seal)

BY: Jerry L. Bowen, Attorney in Fact under Power of Attorney recorded as Instrument \$1998-36565 in Probate Office of Shelby County, Alabama.

STATE OF ALABAMA
Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerry L. Bowen, whose name as Attorney in Fact for Margaret F. Vance

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, in his capacity as such Attorney in Fact.
Given under my hand and official seal this 1st day of June, A.D., 99

My Commission Expires: 10/16/2000

Notary Public