

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. GRANTOR.

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) David T. Hill

(Address) 2020 McLaughlin Rd
Newcastle Ala 36701

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

Form 1-1-3 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 Five Thousand, Twenty-Five and no/100--

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Danny Ray Jones and wife, Delores Jones

(herein referred to as grantors) do grant, bargain, sell and convey unto
David T. Hill and Andrea E. 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:

The East 40 feet of the following described property, to-wit:
Commence at the NW corner of the NE 1/4 of SE 1/4, Section 25, Township 21 South, Range 1 West; thence proceed in a Westerly direction along the North boundary of the NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West, for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 degrees 18 minutes to the left and proceed in a Southerly direction along the said West right of way line of Washington Street, a distance of 1234.53 feet to the point of intersection with the North right of way line of Bolton Lane; thence turn an angle of 100 degrees 18 minutes to the right and proceed in a Westerly direction along the North right of way line of Bolton Lane for a distance of 172.05 feet to the point of beginning of the lot herein described; thence continued in the same direction along the said North right of way of Bolton Lane, a distance of 280.00 feet to a point; thence turn an angle of 90 degrees to the right and run for a distance of 200.00 feet to a point; thence turn an angle of 90 degrees to the right and run for a distance of 280.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and run for a distance of 200.00 feet to the point of beginning. Said lot is lying in the NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West. Situated in Shelby County, Alabama.

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

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, we have hereunto set OUR hand(s) and seal(s), this 23rd day of June, 1999

WITNESS:

(Seal)

Danny Ray Jones
Danny Ray Jones

(Seal)

(Seal)

Delores Jones
Delores Jones

(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 Danny Ray Jones and wife, Delores Jones 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 23rd day of June, A.D. 1999.

[Signature]
Notary Public