

SEND TAX NOTICE TO:

(Name) Elizabeth L. Hodgens

(Address) 1780 Rd. 36
Chelsea, AL 35043

This instrument was prepared by

(Name) Cecil L. Hodgens, Sr.

(Address) 1760 Rd. 36 Chelsea, AL 35043

Form 1-1-6 Rev. 6/82

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 Two Thousand DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Cecil L. Hodgens, Sr.
and wife Nellie Hodgens

(herein referred to as grantors) do grant, bargain, sell and convey unto Elizabeth L. Hodgens

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

Shelby County, Alabama to-wit:

LEGAL DESCRIPTION:

Commence at the NE corner of the SW1/4 of the NW1/4 of Section 1, Township 20 South, Range 2 West; thence run Southerly along the east line thereof for 480.0 feet; thence 90°54'32" right run Westerly 502.10 feet to the Point of Beginning; thence 22°43'33" right run Northwesterly 332.03 feet to the easterly R/W of Shelby Co. Highway #36 and a curve concaved Southeasterly (haveing a Radius of 569.34 feet and a central angle of 52°29'19"); thence 109°12'48" left to chord of said curve run Southerly along said R/W and curve a chord distance of 503.52 feet; thence 115°15'44" left from said chord run Northeasterly 503.73 feet to the Point of Beginning. Containing 2.27 Acres.

Inst # 1999-43964

10/25/1999-43964
11:56 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 WMS 10-30

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 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, we have hereunto set our hand(s) and seal(s), this 5th day of November, 1997

WITNESS:

(Seal)

(Seal)

(Seal)

Cecil L. Hodgens Sr (Seal)
Nellie Hodgens (Seal)

STATE OF ALABAMA

Shelby COUNTY }

Jon Ellen Nix

a Notary Public in and for said County, in said State.

hereby certify that Cecil L. Hodgens Sr and Nellie Hodgens

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 5th day of November, A. D., 1997

Jon Ellen Nix
My Comm Exp. 11/15/2000 Notary Public