

SEND TAX NOTICE TO:

(Name) Cecil L. Hodgens, Jr.

(Address) 1726 Rd 36 Chelsea, Al. 35043

This instrument was prepared by

(Name) Cecil L. Hodgens, Sr.

(Address) 1760 Road 36 Chelsea, Al. 35043

Form 1-1-8 Rev. 8/88

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 One dollar DOLLARS

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

Cecil L. Hodgens, Sr, wife, Nellie M Hodgens

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

Cecil L. Hodgens, Jr.

(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:

Begin at the SE corner of the SW1/4 of the NW1/4 of section 1, township 20 South, Range 2 West; thence run North along the east line thereof for 833.58 feet; thence 89°05'28" left run Westerly 502.10 feet; thence 47°59'38" left run Southwesterly 503.73 feet to the easterly R/W of Shelby County Road # 36; thence 64°44'16" left run Southeasterly along said R/W 29.85 feet; thence 90°00' left run Northeasterly 210.0 feet; thence 90°00' right run Southerly 210.0 feet; thence 90°00' right run Southerwesterly 210.0 feet to the easterly R/W of said Road; thence 90.00' left run Southerstly along said R/W 119.02 feet thence 67°31'25" left run Easterly 200.5 feet; thence 69°12'26" right run Southeasterly 119.56 feet to the South line of said 1/4-1/4 section; thence 66°50'43" left run Easterly 471.12 feet to the Point of Beginning. Containing 12.03 Acres more or less.

Inst # 1999-43965

10/25/1999-43965  
11:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HFB 9.00

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, they have hereunto set their hand(s) and seal(s), this 22 day of April, 1997.

WITNESS:  
Ronald J. Haygood (Seal) Cecil L. Hodgens Sr (Seal)  
Sandy Mitchell (Seal) Nellie M. Hodgens (Seal)  
\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, Mary L. Jones, a Notary Public in and for said County, in said State, hereby certify that Cecil L. Hodgens Sr and wife, Nellie M. Hodgens whose name 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 22 day of April, A.D., 1997

Mary L. Jones  
Notary Public