

This instrument prepared by:
John Hollis Jackson, Jr.
Attorney at Law
P. O. Box 1818
Clanton, AL 35046

Inst # 1999-48832

12/02/1999-48832

11:31 AM CERTIFIED *

CHILTON COUNTY JUDGE OF PROBATE

63.50

100

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

CHILTON COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifty Thousand and no/100 (\$50,000.00) Dollars to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Bobby Leach and Boles Pegues, III**, (herein referred to as grantors), do grant, bargain, sell and convey unto **John W. Hodge and wife, Vickie B. Hodge** (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Chilton County, Alabama, to-wit:

A part of the NW 1/4 of the SW 1/4 of the NE 1/4 of Section 16, Township 22 South, Range 2 West, described as follows:
Commence at the southwest corner of the SW 1/4 of NE 1/4 of Section 16, Township 22 South, Range 2 West; thence northerly a distance of 668.52 along the West boundary of said SW 1/4 of the NE 1/4 to the southwest corner of the NW 1/4 of the SW 1/4 of the NE 1/4 of said Section 16; thence right 00 degrees 07 minutes 33 seconds continue 469.00 feet along said west boundary; thence right 89 degrees 16 minutes 18 seconds, easterly 186.02 feet to a point on the easterly right of way line of U.S. Highway 31, said point being the point of beginning; thence continue easterly 227.09 feet along the previously described course to the westerly prescriptive right of way line of a dirt road known as Birmingham Road; thence right 92 degrees 39 minutes 24 seconds southerly 215.95 feet along said westerly right of way; thence left 01 degree 56 minutes 39 seconds southerly 85.47 feet along said line to the beginning of a curve to the right having a radius of 50.00 feet; thence right through a central angle of 102 degrees 56 minutes 49 seconds, an arc distance of 89.84 feet along said curved right of way to the point of tangency; thence northwesterly 44.84 feet along said tangent line to a point on the easterly right of way of U.S. Highway 31, said right of way being 130 feet from the centerline of said highway; thence right 55 degrees 29 minutes 34 seconds, northwesterly 90.23 feet along said right of way to the beginning of a curve to the right, 130 feet right of centerline station 187+32.6, having a radius of 2,161.83 feet; thence right through a central angle of 97 degrees 04 minutes 03 seconds an arc distance of 266.67 feet along said curved right of way to the point of beginning.

The above described real estate constitutes no part of the homestead of either grantor.

TO HAVE AND TO HOLD to the said grantees for and during their joint lives and

upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this the 26 day of November, 1999.

Bobby Leach
Bobby Leach

Boles Pegues, III
Boles Pegues, III

STATE OF ALABAMA

See COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ^{RS} ~~Bobby Leach~~ and Boles Pegues, III, 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 the 26 day of November, 1999.

Rozella Spears
Notary Public

MY COMMISSION EXPIRES SEPT 11, 2001

Address of Grantees:

**STATE OF ALABAMA
BIBB COUNTY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Bobby Leach, 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.

Given under my hand and official seal, this the 26th day of November, 1999.

Faye Brazier
Notary Public

MY COMMISSION EXPIRES MAY 1, 2002

Inst # 1999-48832

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SHELBY COUNTY JUDGE OF PROBATE
003 MMS 63.50