

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Terry Lee Hodgins and Dorothy A. Hodgins

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Terry Lee Hodgins and Dorothy A. Hodgins

(herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 South, Range 2 West, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of section 1 Township 20 South, Range 2 West thence run in a Southerly direction along the East line of said 1/4-1/4 Section for a distance of 364.35 feet to the POINT OF BEGINNING (said point monumented on the surface by a 1/2" Capped Iron Rebar: M.L. WELCH, #15460); thence continue along last described course for a distance of 120.00 feet to a point (said point monumented on the surface by a 1/2" Capped Iron Rebar: M.L. WELCH, #15460); thence turn an angle to the right of 90 degrees and proceed in a Westerly direction for a distance of 138.90 feet to a point (said point monumented on the surface by a 1/2" Capped Iron Rebar: M.L. WELCH, #15460); thence turn an angle to the right of 90 degrees and proceed in an northerly direction for a distance of 120.00 feet to a point (said point monumented on the surface by a 1/2" Capped Iron Rebar: M.L. WELCH, #15460); thence turn an angle to the right 90 degrees and proceed in an Easterly direction for a distance of 138.90 feet to the POINT OF BEGINNING.

Said property subject to all rights of way, restrictions and easements attached thereto.

This instrument prepared without benefit of survey and title examination.

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 for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves and for my (our) 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 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 the 27 day of Jan 2000.

_____(Seal)

Terry Lee Hodgins (Seal)

_____(Seal)

Dorothy A. Hodgins (Seal)

STATE OF ALABAMA)

SHELBY COUNTY)

I, Debra J. Smith, a Notary Public in and for said County, in said State, hereby certify that Terry Lee Hodgins and Dorothy A. Hodgins whose name(s) 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of Jan, 2000.

Debra J. Smith
Notary Public

My commission expires: June 3, 2001

Inst # 2000-02833

01/27/2000-02833
03:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 9.00