

This instrument was prepared by:  
(Name) Joseph E. Walden  
(Address) P.O. Box 1610  
Alabaster, AL 35007

Send Tax Notice to:  
(Name) Hoyet C. Hodgens  
(Address) 9565 Highway 11  
Chelsea, AL 35043

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and 00/100s (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we, Hoyet C. Hodgens and wife, Arla Hodgens

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

Hoyet C. Hodgens and David Hodgens

(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, the following described real estate situated in Shelby County, Alabama to-wit:

Part of the S.E. 1/4 of Section 36, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of Section 1, Township 20 So., Range 2 West, Shelby County, Alabama; thence run Westerly along the North line of said 1/4-1/4 Section a distance of deed: 1,329.95 feet, measured: 1,029.95 feet; thence 90°-06'-00" right and run Northerly for 275.66 feet to a point on the north right of way line of Shelby County Highway 11; thence continue along the last described course for 141.80 feet to a point on the south right of way line of the "Old" Pelham-Chelsea Road; thence 116°-31'-00" left and run Southwesterly along the said south right of way line of said road for 379.60 feet to a point; thence 02°-36'-00" left and continue Southwesterly along said right of way line for 220.00 feet to a point, said point being the point of beginning of the parcel described herein; thence continue along the last stated course for 70.00 feet to a point; thence 07°-49'-00" left and run Southwesterly along said right of way line of for 180.0 feet to a point on the intersection of the right of way line of said "Old" Pelham-Chelsea Road and the north line of said Section 1; thence 143°-10'-00" left and run easterly along said north line of Section 1 for 197.85 feet to a point on the north right of way line of Shelby County Highway 11; thence 19°-28'-45" left from tangent and run Northeasterly along said Highway 11 right of way line in a curve to the left, having a central angle of 01°-40'-29" and a radius of 2,995.26 feet, for 67.09 feet along the arc of said curve to a point; thence 93°-55'-24" left from tangent and run Northwesterly for 130.91 feet to the point of beginning. Said parcel contains 0.44 acres, more or less. According to the survey dated March 24, 1997 of Joseph A. Miller.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.  
Subject to applicable zoning and subdivision ordinances.

This deed has been prepared without benefit of title examination at the request of the Grantee and 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.

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30<sup>th</sup> day of July, 19 99.

WITNESS

Hoyet C. Hodgens (Seal) \_\_\_\_\_ (Seal)  
Arla Hodgens (Seal) \_\_\_\_\_ (Seal)

Inst # 2000-27175

08/09/2000-27175  
12:39 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 9.00

STATE OF ALABAMA  
SHELBY COUNTY

I, Cindy Rayfield, a Notary Public in and for said County, in said State, hereby certify that Hoyet Hodgens and Arla 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 30<sup>th</sup> day of July, 19 99.

May ~~11 1999~~ 7, 2003  
My Commission Expires:

Cindy Rayfield  
Notary Public