

This form provided by
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Robbie L. Hunt

(Address) P.O. Box 1149

Columbiana AL 35051

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100

04/05/2001-12695 COUNTY 001 CJ1
DOLLARS

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

Ronnie L. Hunt and wife, Sherry F. Hunt

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

Robbie L. Hunt and Dawn W. Hunt

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

Shelby

County, Alabama to-wit:

Commence at the NE corner of Section 26, Township 21 South, Range 1 West; thence proceed south 86 degrees 30 minutes West (MB) for a distance of 420.43 feet to a point (iron pin) located at the back conc. curb on East margin of North Main Street; thence turn an angle of 89 degrees 35 minutes to the left and proceed South 3 degrees 05 minutes East (MB) along said East margin of North Main Street for a distance of 304.46 feet to a point; thence turn an angle of 9 degrees 13 minutes to the left and proceed south 3 degrees 18 minutes East (MB) along the said East margin of North Main Street for a distance of 553.27 feet to a point (iron pin); thence turn an angle of 9 degrees 32 minutes to the left and proceed South 3 degrees 50 minutes East (MB) along said East margin of North Main Street for a distance of 6.20 feet to a point; thence turn an angle of 94 degree 25 minutes to the left and proceed for a distance of 5.40 feet to a point; thence turn an angle of 94 degrees 25 minutes to the right and proceed south 3 degrees 50 minutes East (MB) along the East edge of conc. sidewalk for a distance of 241.63 feet to a point; thence turn an angle of 97 degrees 05 minutes 30 seconds to the left and proceed along the North margin of Carters Lane for a distance of 417.72 feet to the point of beginning of the parcel of land herein conveyed; thence turn an angle of 82 degrees 43 minutes 30 seconds to the left and proceed along an old established fence for a distance of 245.44 feet to a point (being offset 6.94 feet North of old branch center); thence turn an angle of 97 degrees 13 minutes to the left and proceed for a distance of 124.00 feet to a point (said point being offset 4.37 feet North of branch); thence turn an angle of 85 degrees 28 minutes to the left and proceed for a distance of 244.37 feet to a point; thence turn an angle of 94 degrees 35 minutes 30 seconds to the left and proceed along the North margin of Carters Lane for a distance of 112.50 feet to the point of beginning.

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 28th day of March, 2001.

WITNESS:

(Seal)

(Seal)

(Seal)

Ronnie L. Hunt
Ronnie L. Hunt

Sherry F. Hunt
Sherry F. Hunt

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

the undersigned authority

I, Ronnie L. Hunt and Sherry F. Hunt, a Notary Public in and for said County, in said State, hereby certify that

whose name s a re 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 28th day of March, A. D., 19 2001

Janet F. Parson
Notary Public.