

THIS INSTRUMENT PREPARED BY:  
THOMAS L. FOSTER, ATTORNEY  
1201 NORTH 19<sup>TH</sup> STREET  
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:

Mr. & Mrs. John Tyler Hillman  
1827 Lake Knoll Dr.  
Benton, Ky. 42025

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA ) KNOW ALL MEN BY THESE PRESENTS,  
JEFFERSON COUNTY )

That in consideration of --One Hundred Sixty Two Thousand Five Hundred & 00/100---  
(\$162,500.00) DOLLARS

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

Harmon O. Wilson and wife, Janet W. Wilson

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

John Tyler Hillman and Theresa Hillman

(herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following  
described real estate, situated in SHELBY County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way,  
limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$147,500.00 of the consideration recited above was paid from a purchase  
money mortgage executed simultaneously herewith.

LOST # 2001-12763

04/05/2001-12763  
11:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
29.00

TO HAVE AND TO HOLD unto the said GRANTEEES 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  
GRANTEEES, 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 GRANTEEES, their  
heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we (I) have hereunto set our (my) hands and seals this 12th day  
of March, 2001.

Harmon O. Wilson  
Harmon O. Wilson

Janet W. Wilson  
Janet W. Wilson

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Harmon O. Wilson and wife, Janet W. Wilson whose name(s)  
is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me that  
being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the  
day the same bears date.

Given under my hand and official seal this 12th day of March, 2001.

NOTARY PUBLIC

***EXHIBIT "A"***

Begin at the Southwest corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence in an Easterly direction along the South boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section 144.48 feet to the point of beginning; thence continue in an Easterly direction along said South boundary 144.49 feet; thence turn 90° 00' to the left in a Northerly direction 230.0 feet; thence turn 90° 00' to the left in a Westerly direction 148.87 feet; thence turn 91° 05' to the left in a Southerly direction 230.08 feet, more or less to the point of beginning.

ALSO, an easement for ingress and egress situated in the NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, said easement being 20 feet in width, or 10 feet on each side of a center line which is more particularly described as follows: From the Southwest corner of said NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , run in an Easterly direction along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 288.97 feet; thence turn an angle to the left of 90° 00' and run in a Northerly direction for a distance of 190 feet, more or less, to a point in the center of a concrete driveway; thence turn an angle to the right of 44°, more or less, and run in a Northeasterly direction along the centerline of said concrete driveway for a distance of 45 feet, more or less to the edge of a gravel travelway being the point of ending.. Being situated in Shelby County, Alabama.

*Inst # 2001-12763*

04/05/2001-12763  
11:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 29.00