

Inst # 2001-31907

08/01/2001-31907

01:52 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MSB 74.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

Robert E. Paden
PADEN & PADEN
Attorneys at Law
1722 - 2nd Avenue North
Bessemer, Alabama 35020

SEND TAX NOTICE TO:

DONALD W. HOGUE
105 Emerald Lake Drive
Pelham, AL 35124

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of **SIXTY THOUSAND DOLLARS and 00/100 (\$60,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I, **JOHNNIE LOU WHITFIELD BEARD, A MARRIED WOMAN** (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **DONALD W. HOGUE and VICTORIA B. HOGUE, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot No. 58, as shown on a map entitled "**Property Line Map, Siluria Mills**" prepared by **Joseph A. Miller, Reg. Civil Engineer**, on **October 5, 1965**, and being more particularly described as follows:

Commence at the intersection of the Southerly right of way line of 3rd Avenue East and the Westerly right of way line of Montevallo Road (AL Highway 119) said right of way lines as shown on the Map of the dedication of the Streets and Easements, Town of Siluria, Alabama; Thence Northwesterly along said right of way line of 4th Avenue East for 120.00 feet; thence 90 degrees, 52 minutes, 42 seconds left and run Southwesterly for 125.00 feet; thence 90 degrees, 30 minutes, 51 seconds left and run Southeasterly for 114.83 feet to a point on the Westerly right of way line of Montevallo Road; thence 88 degrees, 49 minutes, 46 seconds left to chord of a curve to the right having a radius of 3483.55 feet; thence Northeasterly along the arc of said curve and along said right of way line of Montevallo Road for 125.00 feet to the point of beginning.

Subject To:

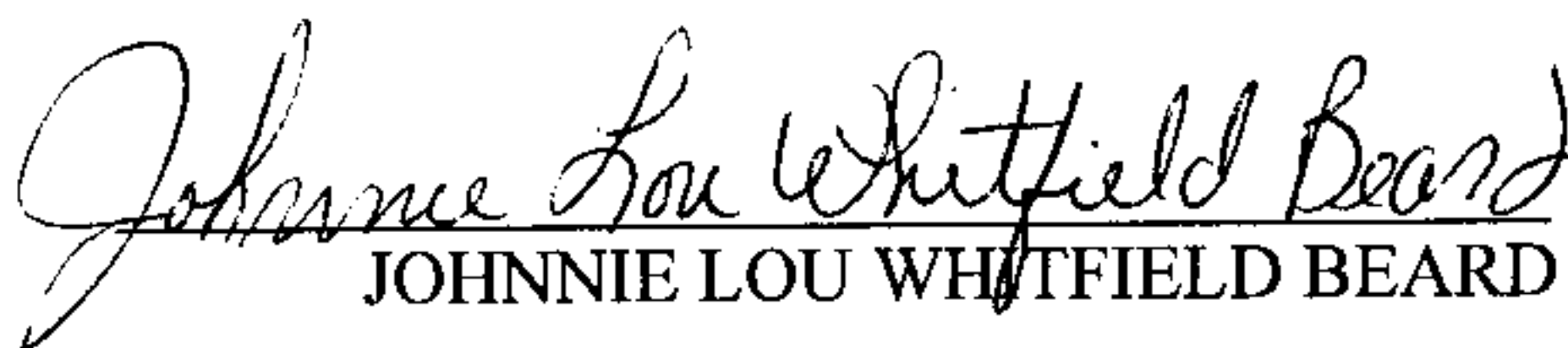
1. **Taxes and Assessments for the year 2001 and subsequent years.**
2. **Right-of-Way granted to Alabama Power Company recorded in Deed Volume 146, Page 211.**

This property does not constitute the homestead of the grantor nor that of her spouse.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, the said GRANTOR, **JOHNNIE LOU WHITFIELD BEARD**, has hereunto set her signature and seal, this the **26th** day of **July, 2001**.


JOHNNIE LOU WHITFIELD BEARD

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JOHNNIE LOU WHITFIELD BEARD**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this the **26th** day of **July, 2001**.


Notary Public

My commission expires: 7-26-01

Inst # 2001-31907

08/01/2001-31907

01:52 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MSB 74.00