

SEND TAX NOTICE TO:  
(Name) **Terry Lee Hodgens and Dorothy Ann Hodgens**  
(Address) 283 Forest Parkway  
Montevallo, AL 35115

Inst # 2001-32281

08/03/2001-32281  
09:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 14.50

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **One Dollar & Love and Affection**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Terry Lee Hodgens and wife, Dorothy Ann Hodgens**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Terry Lee Hodgens and wife, Dorothy Ann Hodgens** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the NW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of the NW 1/4 of the NE 1/4 of said Section; thence West along the North line of said 1/4 1/4 Section for 328.87 feet to a point at the corner of original parcel "B", thence 90 deg. 01' 37" left and run Southerly along the East line of said original Parcel "B" for 651.38 feet to a point at the N.E. corner of the South 5.0 acres of original Parcel "B" (previously deeded off), said point being the Point of Beginning; thence continue Southerly along the last stated course and along the East line of the South 5.0 acres of said original Parcel "B" for 668.10 feet to the SE corner of original Parcel "B", said point being on the South line of the NW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West; thence 90 deg. 03' 23" left and run Easterly along the South line of said 1/4 1/4 Section for 80.00 feet to a point; thence 89 deg. 56' 37" left and run Northerly for 668.10 feet to the point of beginning. Said parcel contains 1.23 acres, more or less.

Subject to easements, restrictions, and rights of way of record.  
Subject to applicable zoning and subdivision regulations.  
This deed prepared without benefit of title examination or survey at grantees' request

This deed is executed for the purpose of creating a joint survivorship of above property in the names of the grantees.

**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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 26 day of July, 2001

Terry Lee Hodgens (SEAL)  
Terry Lee Hodgens

Dorothy Ann Hodgens (SEAL)  
Dorothy Ann Hodgens

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Terry Lee Hodgens and Dorothy Ann Hodgens**, whose names 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 26<sup>th</sup> day of July, 2001.

Laurie Brasher (SEAL)  
Notary Public

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