

This instrument prepared by:

Send Tax Notice to:

Jack H. Harrison, Attorney
212 Woodbridge Lane
Hoover, Alabama 35242

Jerry Hackler and Patricia Hackler
112 Carter Lane
Alabaster, Alabama 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS that, in consideration of ThirtyFive Thousand Dollars (\$35,000.00) and other good and valuable consideration to the undersigned Grantor, Rayburn Carter and Lucinda J. Carter, in hand paid by the Grantees, Jerry Hackler and Patricia Hackler, the receipt of which is hereby acknowledged, the said Rayburn Carter and Lucinda J. Carter, does by these presents, grant, bargain, sell and convey unto the said Jerry Hackler and Patricia Hackler, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the South ½ of Section 14, Township 21 South, Range 3 West, City of Alabaster, Shelby County, Alabama, and being more patricularly described as follows:

Commence at the SW corner of the NW ¼ of the SE ¼; thence North 10 degrees, 11 minutes, 23 seconds East, a distance of 305.49 to a point lying in the approximate centerline of a 12 foot asphalt road, said point also being the point of beginning; thence North 52 degrees, 29 minutes, 03 seconds East and leaving said road, a distance of 485.19 (Meas) 487.80 (Deed); thence North 19 degrees, 15 minutes, 53 seconds West a distance of 57.88 feet; thence North 87 degrees, 36 minutes, 54 seconds West a distance of 433.12 feet; thence South 09 degrees, 25 minutes, 50 seconds West, a distance of 278.93 feet to a point, said point lying in the approximate centerline of a 12 foot asphalt road, thence South 50 degrees, 28 minutes, 35 seconds East and along said centerline, a distance of 146.10 feet to the point of beginning.

Subject to and benefiting from a 30 foot ingress/egress, utility and drainage easement lying parallel with and 15 feet on each side of the centerline of the 12 foot asphalt road.

Subject to:

1. Taxes for the year 2001 and subsequent years.
2. Right-of-way granted to Alabama Power Company recorded in Deed Volume 232, Page 709.
3. Right-of-way as set forth in Shelby Real 158, Page 859; Shelby Real 284, Page 469; Volume 240, Page 479; and Volume 240, Page 481.

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SHELBY COUNTY JUDGE OF PROBATE

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4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
5. Road maintenance agreement as recorded in Inst. No. 1994-24667.
6. Easement granted to Alabaster Water and Gas as recorded in Real 60, Page 847.

TO HAVE AND TO HOLD unto the said Jerry Hackler and Patricia Hackler, 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 said Rayburn Carter and Lucinda J. Carter, does for itself, its successors and assigns, covenant with said Jerry Hackler and Patricia Hackler, their heirs and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, 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 Jerry Hackler and Patricia Hackler, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, Rayburn Carter and Lucinda J. Carter, have hereto set our hands and seals, this the 13th day of August, 2001.


RAYBURN CARTER


LUCINDA J. CARTER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rayburn Carter 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13th day of August, 2001.


NOTARY PUBLIC
My Commission Expires: 7-24-05

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lucinda J. Carter 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 and official seal, this the 13th day of August, 2001.


NOTARY PUBLIC
My Commission Expires: 7-29-05

Inst. # 2001-34521

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