

This instrument was prepared by:
Shelly Moss
Shelly Moss, L.L.C.
300 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Send tax notice to:
Raymond Hylton
30 Smith Road
Chelsea, Alabama 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) :
KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Seventy Two Thousand and no/100 and 00/100 Dollars (\$172,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Terry Lee Hodgens and his wife **Dorothy A. Hodgens**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Raymond Hylton and Linda Hylton

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama:

Part of the NW ¼ of the NE ¼ of Section 1, Township 20 South, Range 2 West, being more particularly described as follows:

Commence at the NE corner of the NW ¼ of the NE ¼ of Section 1, Township 20 South, Range 2 West; thence run in a southerly direction along the East line of said ¼ - ¼ Section for a distance of 364.35 feet to the point of beginning (said point monumented on the surface by a ½" Capped Iron Rebar; M.L. Welch #15460); thence continue along last described course for distance of 120.00 feet to a point (said point monumented on the surface by a ½" Capped Iron Rebar; M.L. Welch #15460); thence turn an angle to the right of 90 degrees and proceed in a westerly direction for a distance of 138.90 feet to a point (said point monumented on the surface by a ½" Capped Iron Rebar; M.L. Welch #15460); thence turn an angle to the right of 90 degrees and proceed in a northerly direction for a distance of 120.00 feet to a point (said point monumented on the surface by a ½" Capped Iron Rebar; M.L. Welch #15460); thence turn an angle to the right 90 degrees and proceed in an easterly direction for a distance of 138.90 feet to the point of beginning.

\$65,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

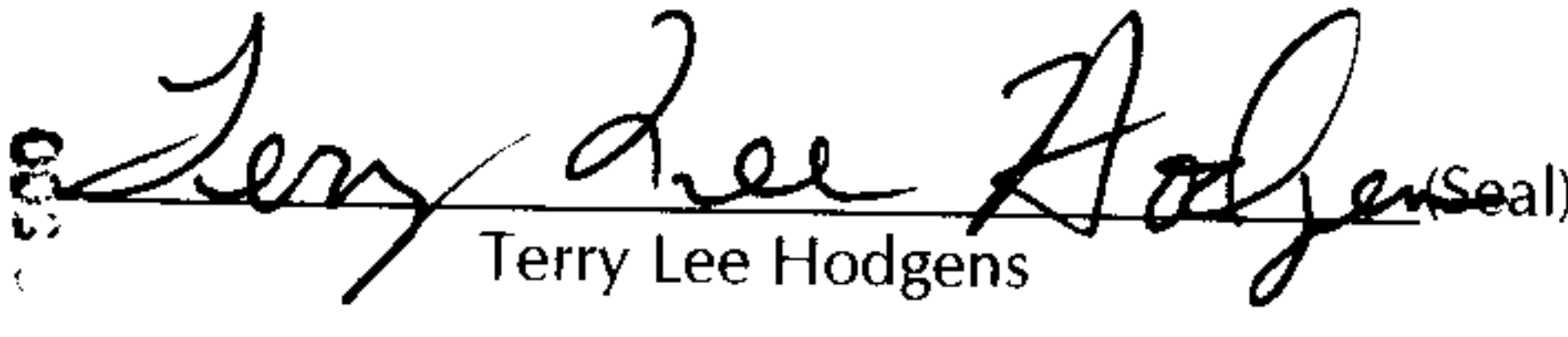
- Subject to:
- (1) 2001 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

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

Inst # 2001-36906
08/28/2001-36906
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 121.00

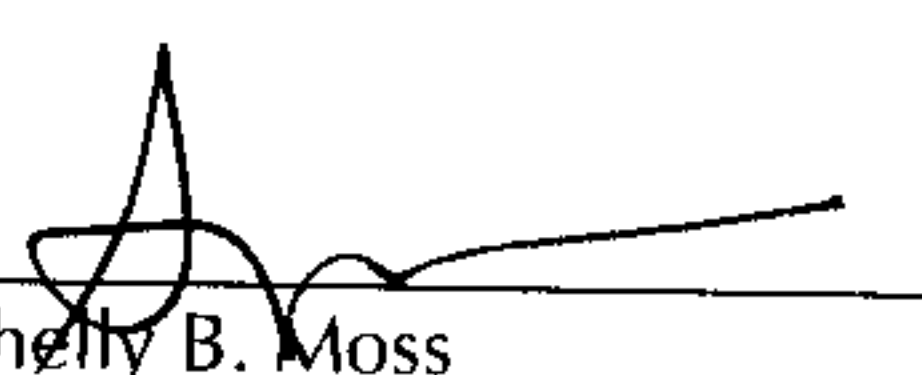
2001. IN WITNESS WHEREOF, we have set our hands and seals, this 14th day of August,

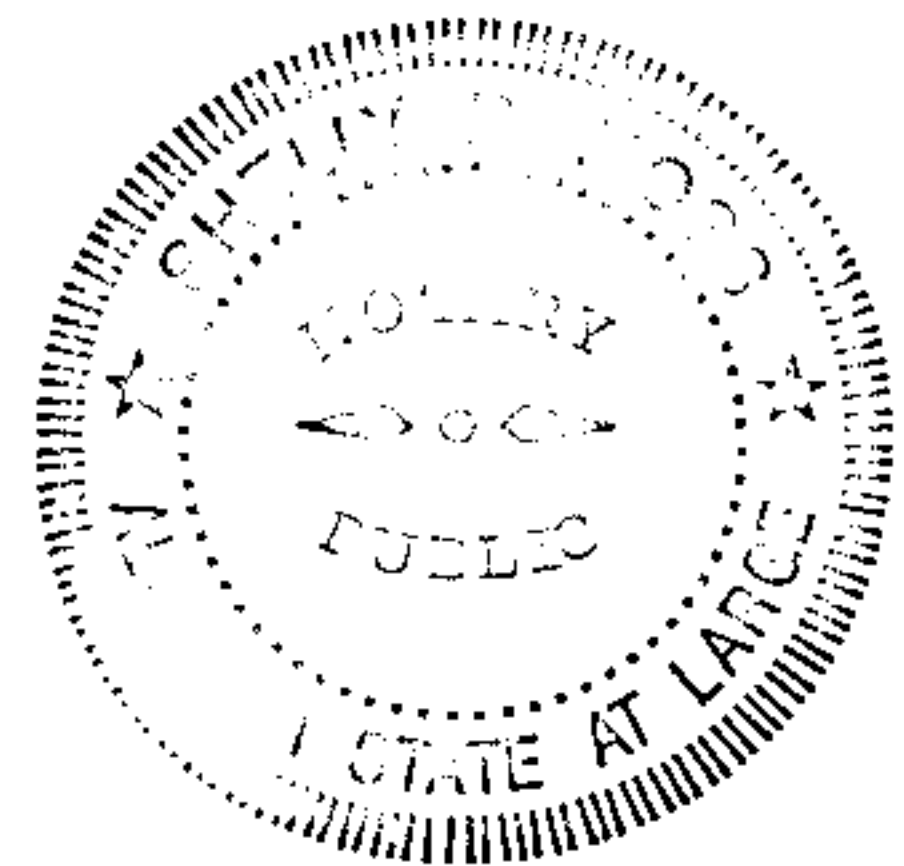
 (Seal)  (Seal)
Terry Lee Hodgins Dorothy A. Hodgins

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Terry Lee Hodgins and Dorothy A. Hodgins 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 14th day of August, 2001.


Notary Public: Shelly B. Moss
My Commission Expires: 11-5-01



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