

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

**DOUGLAS ROGERS**, Attorney at Law  
3106 Independence Drive, Birmingham, AL 35209

Charles Hunt  
Nelda Hunt  
1608 Mission Hills Road  
Montevallo, AL 35115

Inst # 2002-17452

**WARRANTY DEED**

(Joint Tenants With Right Of Survivorship) 04/15/2002-17452

01:22 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MSB 102.00

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That in consideration of

**Ninety One Thousand and no/100-----Dollars (\$91,000.00),**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **James Timothy Genry and wife Susan Genry** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Charles Hunt and Nelda Hunt** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY COUNTY, ALABAMA to-wit:

A parcel of land in the NW 1/4 of SW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run Northerly along the West line of said 1/4-1/4 section 460.45 feet to a point on the Southerly right of way line of Shelby County Highway No. 80; thence turn 76 deg. 31 min. 45 sec. right and run Northwesterly 308.45 feet; thence turn 4 deg. 23 min. 29 sec. right and run 196.04 feet to a point; thence turn 2 deg. 31 min. 10 sec. right and run 142.96 feet; thence turn 86 deg. 02 min. 48 sec. right and run 318.28 feet to the point of beginning of the property herein described; thence continue Southerly along last described course 205.58 feet; thence turn 97 deg. 04 min. 34 sec. right and run Westerly 205.79 feet; thence turn 72 deg. 37 min. 37 sec. right and run Northwesterly 79.18 feet; thence turn 9 deg. 56 min. 43 sec. left and run 43.91 feet; thence turn 11 deg. 08 min. 05 sec. right and run 28.06 feet; thence turn 19 deg. 03 min. 13 sec. right and run Northerly 53.04 feet; thence turn 84 deg. 45 min. 21 sec. right and run Easterly 229.62 feet to the point of beginning; being situated in Shelby County, Alabama.


Subject to easements, restrictions, rights of way and building line of record.

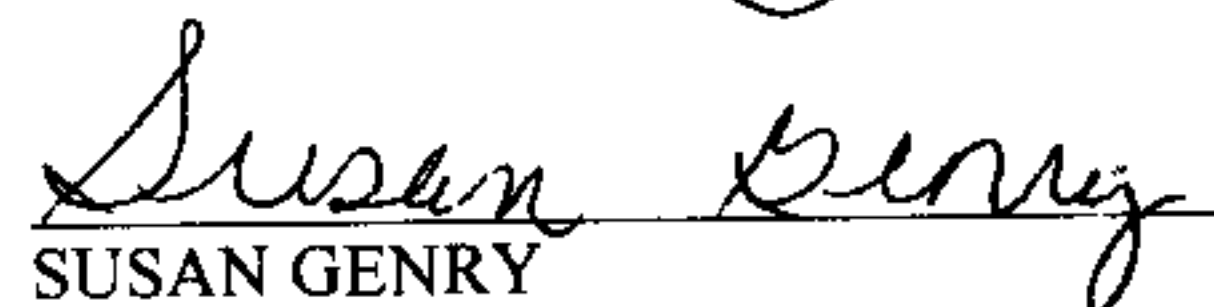
Subject to taxes for the year 2002.

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 8th day of April, 2002.


 (SEAL)  
JAMES TIMOTHY GENRY

 (SEAL)  
SUSAN GENRY

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Timothy Genry and Susan Genry, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, 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 8th day of April, 2002

  
NOTARY PUBLIC  
My Commission Expires 9/9/2003