

SEND TAX NOTICE TO:

(Name) Suzanne Hutchison

(Address) PO Box 226 Maylene, AL 35114

This instrument was prepared by

(Name) _____

(Address) _____

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

20021204000604910 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
12/04/2002 14:36:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar in consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Billie S. Brantley, Widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

Beth Suzanne Hutchison

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the northwest corner of the southwest quarter of the southeast quarter of Section 8, Township 21 south, Range 3 west, Shelby County, Alabama and run thence S 88°13' 13"E along the north line of said quarter-quarter a distance of 168.62' to a point; Thence run S 01° 04' 20" W a distance of 317.31' to a rebar corner and the point of beginning of the property being described; Thence run S 01° 04' 20" E a distance of 376.95' to a rebar corner; Thence run S 88 ° 08' 55" E a distance of 186.31' to a rebar corner; Thence run S 01° 04' 20" W a distance of 194.68' to a rebar corner on the northerly margin of Shelby County Highway 270 in a curve to the right having a central angle of 01° 57' 59" and a radius of 630.00'; Thence run easterly along the arc of said highway curve an arc distance of 21.62' to the P.T. of said curve; Thence run S 86 ° 55' 18" E along said margin of said highway a distance of 111.56' to the P.C. of a curve to the right having a central angle of 09° 41' 16" and a radius of 410.00'; Thence run easterly along the arc of said highway curve an arc distance of 69.32' to a rebar corner; Thence run N 07° 05' 26" E a distance of 234.72' to a rebar corner; Thence run N 48° 18' 20" W a distance of 543.77' to the point of beginning, containing 2.89 acres, more or less.

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 have hereunto set my hand(s) and seal(s), this 4th day of December, 2002

WITNESS:

_____(Seal)

Billie S. Brantley (Seal)

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, Melba J. Smith, a Notary Public in and for said County, in said State,

hereby certify that Billie S. Brantley 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of December, A. D., 2002

Melba J. Smith

Notary Public.

ex July 31, 2005