


SEND TAX NOTICE TO:
(Name) **Regina Lee Alexander and
Timothy David Alexander**
(Address) **12017 Highway 280
Sterrett, AL 35147**

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


20030409000215700 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
04/09/2003 10:11:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Love and Affection, and One Dollar & other good and valuable consideration**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Mary H. Hanna, a widow, and Levern Hulsey, a married woman** (herein referred to as grantors) do grant, bargain, sell and convey unto **Regina Lee Alexander and husband, Timothy David Alexander** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Start at the SW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 19 South, Range 1 West, and run North along the West boundary of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 675.0 feet; thence continue in a straight line a distance of 264.0 feet; thence right 89 deg. 11 min. a distance of 165.0 feet to the point of beginning; thence continue in a straight line a distance of 165 feet; thence right 90 deg. 48 min. a distance of 264 feet; thence right 89 deg. 11 min. a distance of 165.0 feet; thence right 90 deg. 48 min. a distance of 264 feet to the point of beginning. (Except 15 feet right-of-way along the Southern property line.) According to survey dated April 7, 1976, of Evander E. Peavy, Ala. Reg. No. 6169.

Subject to an additional 10-foot right-of-way easement adjacent and parallel to the above described 15-foot right-of-way, for the use and benefit of Jeanne Marie Arbitelle and husband, Robert Charles Arbitelle, their heirs and assigns.
Subject to right of use of well and well water by Jeanne Marie Arbitelle and husband, Robert Charles Arbitelle, their heirs and assigns.

Subject to Jeanne Marie Arbitelle and husband, Robert Charles Arbitelle, having the first right, opportunity or option to purchase the above described property for fair market value, if exercised during the lifetime of either.

The above described property does not consist of any part of the homestead of the grantors, or the spouse of Levern Hulsey.

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 4 day of April, 2003.

Mary H. Hanna (SEAL)
Mary H. Hanna
Levern Hulsey (SEAL)
Levern Hulsey

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mary H. Hanna and Levern Hulsey**, 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 1st day of April, 2003.

Janice E. Culver
Notary Public