

SEND TAX NOTICE TO:

(Name) Johnny H. Tidwell
824 Honeysuckle Lane
(Address) Montevallo, Al. 35115

This instrument was prepared by

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216



20030423000249480 Pg 1/2 17.50
Shelby Cnty Judge of Probate, AL
04/23/2003 10:43:00 FILED/CERTIFIED

Form 1-1-5 Rev. 5/82
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 seven thousand and no/100 (\$107,000.00) DOLLARS

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

John L. Hill and his wife Leila Ray Hill

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

Johnny H. Tidwell and Christina R. Tidwell

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

Shelby County, Alabama to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to all easements, restrictions and rights of way of record.

\$103,790.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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, we have hereunto set our hand(s) and seal(s), this 16 day of April, 2003

WITNESS:

(Seal)

(Seal)

(Seal)

John L. Hill (Seal)
JOHN L. HILL
Leila Ray Hill (Seal)
LEILA RAY HILL (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John L. Hill and his wife Leila Ray Hill 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of April, 2003 A. D.

My Commission expires:

Patricia K. Martin
Notary Public.

EXHIBIT A

A parcel of land located in Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Section 22; thence in a Northerly direction along the West line of said Section 22, a distance of 674.5 feet to the point of beginning; thence continue along last described course a distance of 145.85 feet; thence 91 degrees 45 minutes right in an Easterly direction, a distance of 341.82 feet; thence 72 degrees 17 minutes right in a Southeasterly direction of 22.79 feet; thence 14 degrees 28 minutes right in a Southerly direction a distance of 124.28 feet; thence 93 degrees 15 minutes right in a Westerly direction a distance of 351.35 feet to the point of beginning.