

SEND TAX NOTICE TO:
Robert L. Hood and Reagan Lee Hood
45 Meadow Drive
Vincent, Alabama 35178

This instrument was prepared by:
Amanda M. Gipson
Trimmier Law Firm, LLC.
2737 Highland Avenue South
Birmingham, AL 35205

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty Five Thousand dollars & no cents (\$85,000.00)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Mary Joyce Duke, a unmarried woman**(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Robert L. Hood, an unmarried man and Reagan Lee Hood, a married man**(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 17, BLOCK 2, OF THE PINE HILLS SUBDIVISION IN VINCENT, ALABAMA, AS SHOWN BY MAP RECORDED IN MY BOOK 4 AT PAGE 45, IN THE OFFICE OF PROBATE JUDGE, SHELBY COUNTY, ALABAMA.

LOT 18, IN BLOCK 2, SITUATED IN THE PINE HILLS SUBDIVISION, VINCENT, ALABAMA AS SHOWN BY MAP RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA IN MAP BOOK 4 AT PAGE 45.

1.30' building line from Meadow Drive, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 4, Page 45.

2.Transmission line permits to Alabama Power Company recorded in Deed Book 101, Page 560; Deed Book 160, Page 400and Deed Book 188, Page 303.

3.Easement to Gas Board of the Town of Vincent as recorded in Deed Book 206, Page 568 and Deed Book 206, Page 569.

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **August 13, 2003**

_____ (Seal)	<u><i>Mary Joyce Duke</i></u> (Seal)
	Mary Joyce Duke
_____ (Seal)	_____ (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Joyce Duke, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of August, 2003.

D. R. Wall
Notary Public
(Seal) *my wife by at : 03.26.2005*