


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Dan & Betty Sue Hedrick
206 Mildred Street
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20030924000642380 Pg 1/2 118.50
Shelby Cnty Judge of Probate, AL
09/24/2003 09:58:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FOUR THOUSAND FIVE HUNDRED DOLLARS (AND NO/00 (\$104,500.00))**, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Peggy S. Seale**, a Single woman (herein referred to as grantor) bargain , sell and convey unto, **Dan Hedrick and Betty Sue Hedrick (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for legal description.

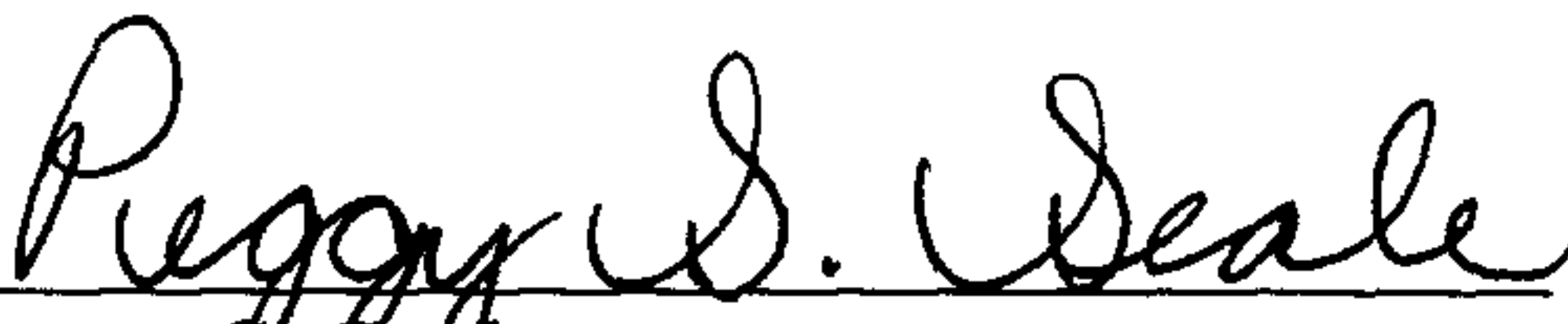
Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of her spouse.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

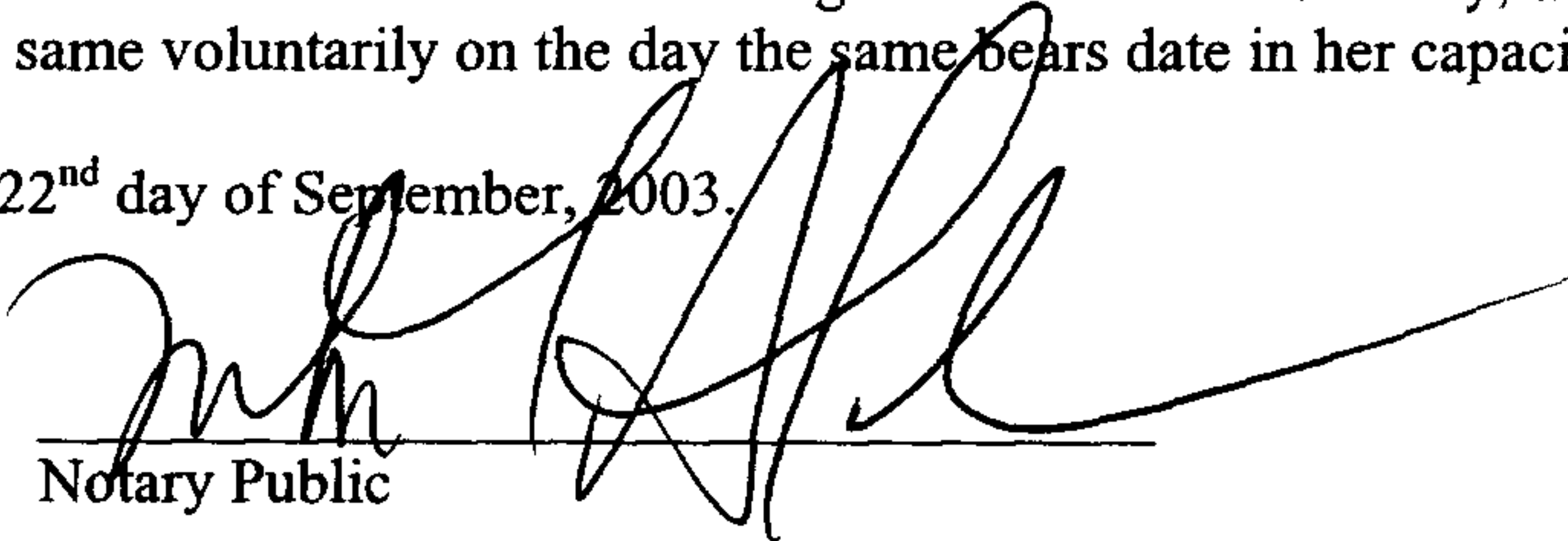
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of September 2003.


Peggy S. Seale

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Peggy S. Seale 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 they/she/he executed the same voluntarily on the day the same bears date in her capacity as Administrator.

Given under my hand and official seal this 22nd day of September, 2003.


Notary Public

My commission expires: 10-16-04

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows:
Commence at the Southwest corner of said 1/4-1/4 section, Thence run North along the West line of said 1/4-1/4 section a distance of 802.06 feet; Thence turn right 73 degrees 21 minutes 50 seconds and run Northeasterly 156.84 feet to the Point of Beginning: Thence continue last described course 70.00 feet; thence turn right 90 degrees 27 minutes 12 seconds and run Southeast 163.00 feet to the point on the North side of Mildred Street; thence turn right 92 degrees 00 minutes 09 seconds and run Southwest along said street 70.00 feet; thence turn right 87 degrees 58 minutes 59 seconds and run Northwest 160.00 feet to the Point of Beginning.
According to the survey of Amos Cory, P.L.S #10550, dated February 23, 1991.