

SEND TAX NOTICE TO:

Debbie Dale Hodges / Jeremiah Stephen Tilley

419 County Road 83

Harpersville, Alabama 35078

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Debbie Dale Hodges**, a married woman, (herein referred to as grantors) do grant, bargain, sell, and convey unto **Debbie Dale Hodges** and **Jeremiah Stephen Tilley** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

According to that survey dated January 10, 1994, by Amos Cory, P.L.S. #10550 as shown:

Two acres of land in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama; described as follows:

Begin at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence run East along the North $\frac{1}{4}$ - $\frac{1}{4}$ line 222.74 feet to a point on the Southwest right-of-way of Shelby County Highway #83. Thence turn right 53 deg. 08 min. 12 sec. and run Southeast 336.41 feet along said right-of-way. Thence turn right 126 deg. 51 min. 48 sec. and run West 424.62 feet to a point on the West $\frac{1}{4}$ - $\frac{1}{4}$ line. Thence turn right 90 deg. 00 min. 48 sec. and run North 269.15 feet along the West $\frac{1}{4}$ - $\frac{1}{4}$ line to the point of beginning.

The above described property constitutes no part of the homestead of Grantor or Grantor's spouse.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this 3rd
day of ~~September~~, 2003.
October

 (SEAL)
Debbie Dale Hodges

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Debbie Dale Hodges**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of ~~September~~, 2003.
October

 (SEAL)
Notary Public

