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20040120000034700 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
01/20/2004 13:41:00 FILED/CERTIFIED

This instrument was prepared by:

✓ CONWILL & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Hundred and no/100----Dollars, and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Fanny Hinds**, a widow, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **John Lamar Hinds and Joann A. Hinds**, (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY COUNTY, ALABAMA**, to-wit:

NW 1/4 of NW 1/4, Section 23, Township 19, Range 2 East, EXCEPT one acre adjoining the West side of Homer and Billie Jean Whitlock residence in Vincent, Alabama. Said parcel of real estate being 39 acres, more or less.

The NE 1/4 of the NE 1/4 of Section 22, Township 19 South, Range 2 East, EXCEPT a strip 55 yards wide across the West side of said 40 acres of land, containing 5 acres.

Grantor reserves a life estate in and to the above described property.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I do, for myself and for my heirs, executors and administrators, covenant with 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 stated 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 19th day of January, 2004.

Fanny Hinds (SEAL)
Fanny Hinds

STATE OF ALABAMA)

General Acknowledgment

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fanny Hinds, a widow, 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 19th day of January, 2004.

N. J. Lawrence
Notary Public

Grantee's address:

60 Phillips Drive
Vincent, Alabama 35178