

This instrument was prepared by: CONWILL & JUSTICE  
P. O. Box 557  
Columbiana, Alabama 35051

\$5,000.00

**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:

Lots 1, 2, 3, 4, 5, 6, 8, 9, 10, 13 & 15, 16, 17, 18, 19, 20,  
21, 22, 23, 24 of Block 16.

ALSO, Lots 3, 4, 5, Block 24;

Lots 15, 14, 13, 10, 11 & 12, Block 19;

All as shown on the Map of Arkwright Subdivision, in  
Map Book 3, Page 5 in the Probate Office of Shelby County,  
Alabama.

ALSO, a 20 foot strip lying between Lots 15 through 24 of  
Block 16,, and Lots 8, 9, 10, 1, 2, 3, 4, 5, & 6;

ALSO, a 20 foot strip lying between Lots 13 and 14 and  
Lots 10, 11 & 12 of Block 19;

ALSO, a 60 foot strip lying North of Lots 3, 4, & 5 of  
Block 24 and South of Lots 13, 14 & 15 of Block 19;

All as shown on the Map of Arkwright Subdivision in  
Map Book 3, Page 5 in the Probate Office of Shelby County,  
Alabama.

**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

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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 7<sup>th</sup> day of April, 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 7<sup>th</sup> day of April, 2004.

Hamil  
Notary Public

Grantee's address:

60 Phillips Drive  
Vincent, Alabama 35178