

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF Shelby)
SEND TAX NOTICE TO:
Ann Hinkle, Gerald E. Hinkle
130 Fawn Meadow Lane
Wilsonville, Alabama 35186

THIS INSTRUMENT PREPARED BY: David
C. Skinner, 2700 Rogers Drive, Suite 208;
Birmingham, AL 35209; (205) 871-9566. No
title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that James F. Cleveland, a married individual, and Debra J. Cleveland, his/her spouse, (hereinafter "GRANTOR"), for and in consideration of the sum of **\$55,500.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to Ann Hinkle and Gerald E. Hinkle (hereinafter "GRANTEE"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

A certain parcel of land more particularly described as follows: Commence at the point of intersection of the East line of the West 1/2 of the Southwest 1/4 of Southeast 1/4, Section 5, Township 21 South, Range 1 East with the North line of margin of Columbiana - Wilsonville Highway, and from said point of beginning run West along the North margin of said Highway 209 feet; thence North parallel with the West line of said forty 209 feet; thence East parallel with said Columbiana - Wilsonville Highway 209 feet to the East line of the West 1/2 of the Southwest 1/4 of Southeast 1/4 of said Section 5; thence South to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

GRANTOR DOES HEREBY COVENANT, for himself/herself, his/her successors, heirs and assigns, with GRANTEE, their successors, heirs and assigns, that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTOR HAS HERETO set his/her hand and seal on October 8, 2004

James F. Cleveland

Debra J. Cleveland

20041011000559050 Pg 1/1 66.50
Shelby Cnty Judge of Probate, AL
10/11/2004 08:43:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF Shelby

I, **THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that James F. Cleveland and Debra J. Cleveland whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on October 8, 2004.

NOTARY PUBLIC;

