

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

  
20041104000609300 Pg 1/2 17.00  
Shelby Cnty Judge of Probate, AL  
11/04/2004 14:37:00 FILED/CERTIFIED

Send Tax Notice to:  
GLENN & VICKIE GOODWIN  
100 White Circle  
Lot 57 Shelby Area 35143

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**  
**STATE OF ALABAMA )**  
**SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **NINETY EIGHT THOUSAND FIVE HUNDRED AND NO/00 (\$98,500.00)**, and 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,

**RODGER HUTTO, A SINGLE MAN AND THOMAS R. EDWARDS, A married MAN**

(herein referred to as grantor) grant, bargain , sell and convey unto,

**GLENN GOODWIN AND VICKIE L. GOODWIN**

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.  
Situating in SHELBY County, Alabama.

Subject to restrictions, easements and rights of way of record.

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

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

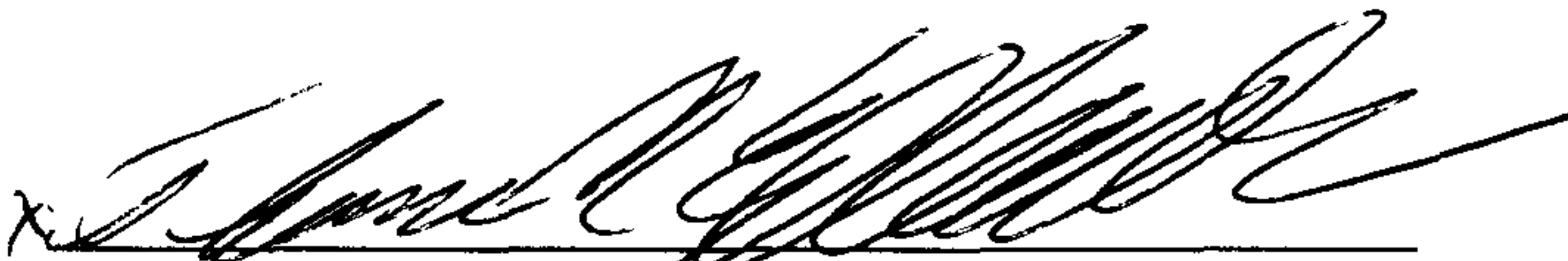
**\$95,545.00** of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**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 29<sup>th</sup> day of October, 2004.

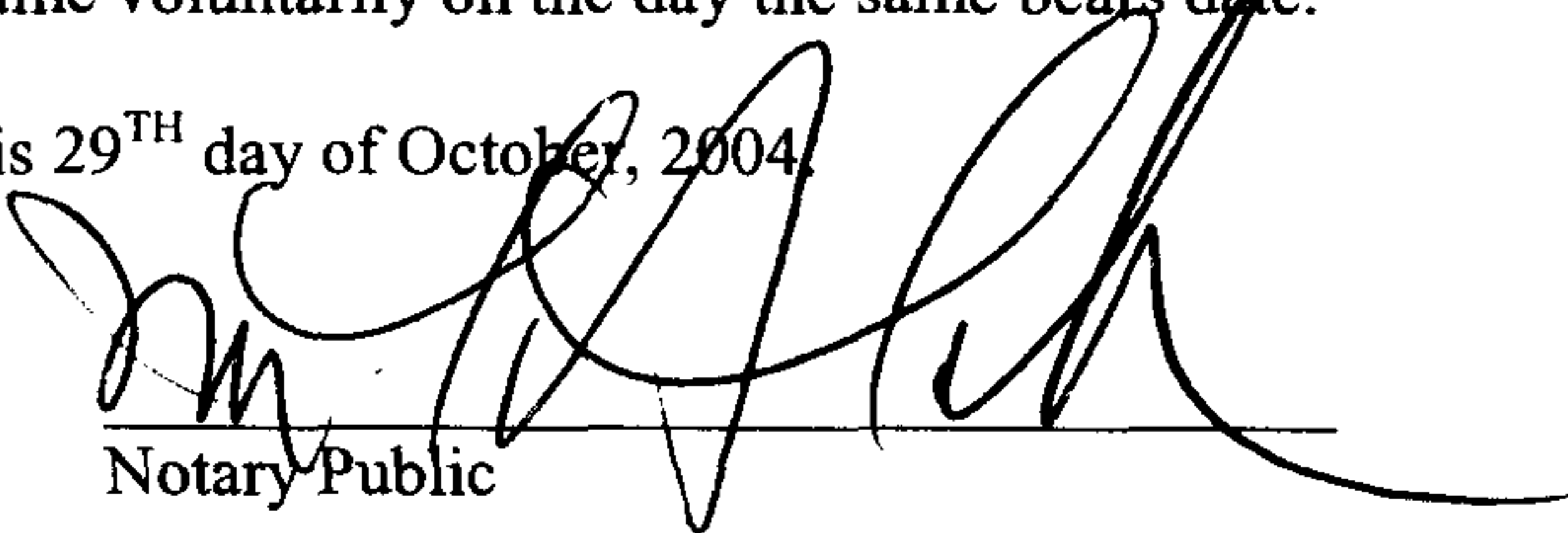
  
\_\_\_\_\_  
RODGER HUTTO

  
\_\_\_\_\_  
THOMAS R. EDWARDS

**STATE OF ALABAMA)**  
**SHELBY COUNTY )**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby  
**RODGER HUTTO AND THOMAS R. EDWARDS**  
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 29<sup>TH</sup> day of October, 2004.

  
\_\_\_\_\_  
Notary Public

My commission expires: 10-16-08

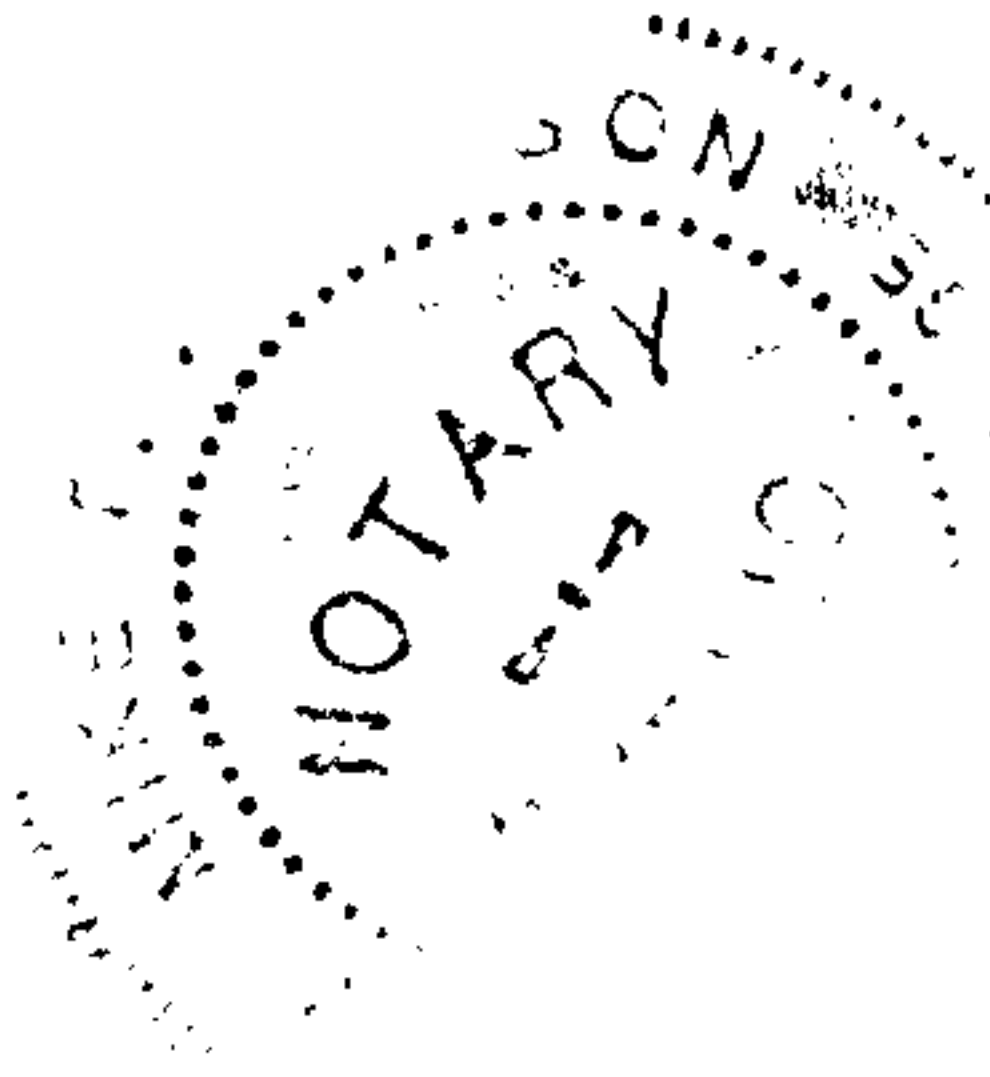


EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land in the NE 1/4 of NW 1/4, Section 23, Township 24 North, Range 15 East, and more particularly described as follows: Begin at the NE corner of said NE 1/4 of NW 1/4; thence South along East line of said forty a distance of 301 feet, more or less, to the intersection of said East line with the South boundary of Shelby County Highway right of way Project CP1-140, which is the point of beginning; thence Northwesterly along South line of said right of way a distance of 190 feet to a point; thence South parallel to East line of said forty a distance of 340 feet, more or less, to a point on North bank of branch; thence Northeasterly along North bank of branch a distance of 180 feet, more or less, to a point on East line of said forty; thence North along East line of said forty; thence North along East line of said forty a distance of 140 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.