

This form provided by
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) David Hudson

(Address) _____



20050104000003100 Pg 1/1 41.00
Shelby Cnty Judge of Probate, AL
01/04/2005 15:32:00 FILED/CERTIFIED

This instrument was prepared by:

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Janice Burks, a Single woman

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

David Hudson and Teresa Hudson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the Northeast corner of the Northeast quarter of the Southwest quarter of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence run westerly along the North line of said quarter-quarter 328.72 feet to a point; thence turn an angle of 89 degrees 59 minutes 52 seconds to the left and run southerly a distance of 210.0 feet to the point of beginning of the property being described; thence continue along last described course a distance of 150.0 feet to a point; thence turn an angle of 90 degrees 04 minutes 45 seconds to the right and run westerly 290.50 feet to a point; thence turn an angle of 89 degrees 55 minutes 15 seconds to the right and run northerly 150.0 feet to a point; thence turn an angle of 90 degrees 04 minutes 45 seconds to the right and run easterly a distance of 290.50 feet to the point of beginning.

Situated in Shelby County, Alabama.

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

Janice Burks is the surviving grantee in that certain deed recorded in Real Book 6, Page 959, Probate Office, Shelby County, Alabama. The other grantee, Paul Burks, is deceased, having died May 1998.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS HEREOF, I have hereunto set my hand(s) and seal(s), this 31 day of Jan December, 2005.

WITNESS:

(Seal)

(Seal)

(Seal)

Janice Burks
Janice Burks

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Janice Burks 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 31 day of Jan A. D., 2005

My commission expires 10-16-08

Notary Public.