

This instrument was prepared by

20050425000195460 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
04/25/2005 10:06:57AM FILED/CERT

(Name).....

(Address).....

Form 1-1-5 Rev. 1-68

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) *10.00* DOLLARS

AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, AUSTIN EUGENE HINDS AND GRETCHEN DAVIS HINDS

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

Austin E. Hinds, Jr., an unmarried man

(herein referred to as GRANTEES) 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, the following described real estate situated in *Shelby* County, Alabama to-wit:

Starting at the SW corner of I. L. Sharbutt's lot and running North along line of said I. L. Sharbutt's lot one hundred forty-seven (147) feet. to iron stake: thence West two hundred six (206) ft. to right of way of school street; thence running in a South-easterly direction one hundred sixty seven (167) ft. along marginal line of said school street to an iron stake at the intersection of an alley: thence East one hundred forty-six (146) ft. to starting point; containing 2874 sq. yards more or less and being a part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 15, Township 19, Range 2 East, situated in Shelby County, Alabama. Recorded in Deed Record 127, page 222 in Probate Office in Shelby County, Alabama

AND, the following described real estate, to wit: Starting at the South Corner of Alyce L. Harris's lot, thence running North eighty three (83) feet; thence running West ninety two (92) feet; Thence South East parallel with the school road one hundred twenty (120) feet back to starting point. Containing one fourth (1/4) acre more or less. Located in N.E. 1/4 of the N.E. 1/4 of Section 15, Township 19, Range 2 East. Lot #86 (part of) Horsley Map of Vincent, Alabama. Recorded in Vol. 158 Record of Deeds, Page 120. in the Probate Court of Shelby County, Alabama.

AND, the following described real estate, to wit: Starting at the Southwest corner of Alyce L. Harris's lot in the Town of Vincent, Alabama, and thence running North eighty three (83) feet; thence running West ninety two (92) feet; thence South East parallel with the school road one hundred twenty (120) feet back to starting point. Containing one fourth (1/4) acre more or less. Located in NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 19, Range 2 East. Lot #86 (part of) Horsley Map of Vincent, Alabama. This deed is executed and delivered from the grantor to the grantees herein for the purpose of more particularly describing the real estate and also to conform with the true intention of the parties for joint grantees with survivorship in that one certain deed executed on the 10th day of October, 1952 from the said grantor to the said grantees and recorded in the office of Probate Judge, Shelby County, Alabama, in Deed Record Book Volume 158, at page 120. (CONTINUED ON ADDENDUM ATTACHED)

TO HAVE AND TO HOLD to the said GRANTEE~~s~~ *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 heirs and assigns of ~~such~~ survivor forever, together with every contingent remainder and right of reversion.

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 WHEREOF, We have hereunto set our hand(s) and seal(s), this *30th* day of *January*, 19*82*

WITNESS:

James H. Sharbutt (Seal)

Austin Eugene Hinds, Jr. (Seal)
Austin Eugene Hinds, Sr.

Gretchen Davis Hinds (Seal)
Gretchen Davis Hinds

(Seal)

STATE OF ALABAMA
SHELBY
COUNTY}

General Acknowledgment

Shelby County, AL 04/25/2005
State of Alabama
Deed Tax: \$5.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Austin Eugene Hinds, Sr. and Gretchen Davis Hinds, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *30th* day of *January*, A. D., 19*82*

James H. Sharbutt Notary Public
Circuit Judge