20050714000353740 1/1 $21.00
Shelby Cnty Judge of Probate,AL
07/14/2005 03:45:14PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Christy Hamilton Hooten
Mark A. Hooten
363 Highway 260
Maylene, AL 35114

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

VALUE ~~$1,000.00~~ $10,000.00

That in consideration of Ten and 00/100 ($10.00) Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Christy Hamilton Hooten and husband, Mark A. Hooten (herein referred to as grantors) do grant, bargain, sell and convey unto Christy Hamilton Hooten and husband, Mark A. Hooten (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

A part of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama, and being more particularly described as follows:
Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 in Section 17, Township 21 South, Range 3 West; run thence South along the East boundary of said Northeast 1/4 of Northwest 1/4 a distance of 607.76 feet to a point; thence turn right an angle of 70 degrees 29 minutes and run Southwesterly a distance of 139 feet to the Point of Beginning; thence continue on said course 148 feet to a point; thence turn right 98 degrees 40 minutes and run Northwesterly 192.21 feet to a point on the Southerly right-of-way line of Shelby County Highway No. 260, said right-of-way line lying 40 feet at right angles from the centerline; thence turn right 86 degrees 53 minutes 49 seconds to tangent of a curve to the right, said curve having a radius of 914.93 feet and a central angle of 7 degrees 33 minutes 37 seconds and run Easterly along and with said right-of-way line an arc distance of 120.73 feet to a point; thence turn right an angle of 76 degrees 52 minutes 34 seconds from tangent, leaving said highway right of way, and run Southeasterly 170.43 feet to the Point of Beginning, making a closing left interior angle of 90 degrees 00 minutes to the initial course.

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

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this June 22, 2005.

WITNESS:

_____(SEAL)

_____(SEAL)

Christy Hamilton Hooten (SEAL)
Christy Hamilton Hooten

Mark A Hooten (SEAL)
Mark A. Hooten

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christy Hamilton Hooten and husband, Mark A. Hooten, whose name(s) 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 on June 22, 2005.

NOTARY PUBLIC

My commission expires: 4/6/08

Shelby County, AL 07/14/2005
State of Alabama

Deed Tax:$10.00