20050810000409980 1/2 \$19.00 Shelby Cnty Judge of Probate, AL 08/10/2005 12:22:31PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244
(NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:

Michael A. Hall

Anita K. Hall

P.O. Box 419

Montaullo AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY)

\$ 5.000. \(\frac{9}{20} \)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of LOVE AND AFFECTION and other good and valuable consideration, to the undersigned grantor, Mary E. Hall, a widow, in hand paid by Michael A. Hall and Anita K. Hall, the receipt whereof is hereby acknowledged, the said Mary E. Hall, a widow (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Michael A. Hall and Anita K. Hall, as joint tenants with right of survivorship (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

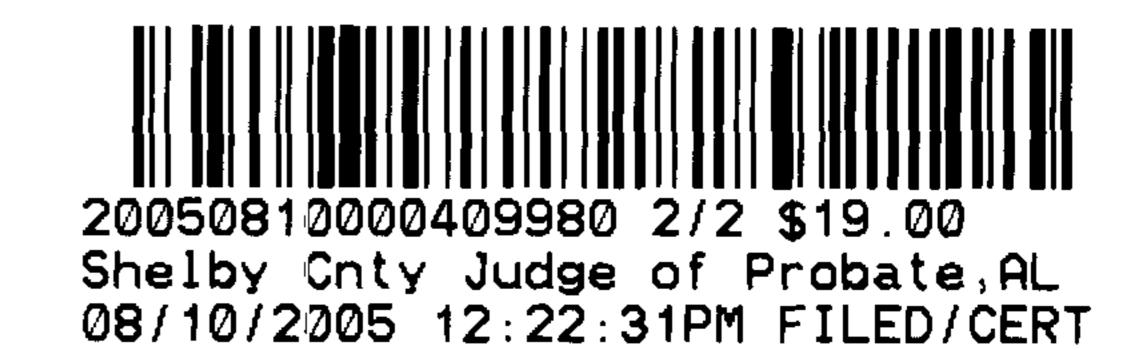
Commence at the SE corner of the SE 1/4 of the SE 1/4 of said Section 19 and go North 86 deg. 40 min. 35 sec. West along the South boundary of said 1/4-1/4 Section for 49.47 feet to the West boundary of Shelby County Highway No. 87 and the Point of Beginning; thence North 87 deg. 58 min. 58 sec. West for 136.11 feet; thence North 00 deg. 00 min. 48 sec. West for 170.33 feet; thence North 81 deg. 41 min. 20 sec. Est for 137.54 feet to the West boundary of Shelby County Highway No. 87; thence South 00 deg. 00 min. 38 sec. West along the West boundary of Highway No. 87 for 195.00 feet to the Point of Beginning.

SUBJECT TO: (1) Current taxes; (2) Easements and Restrictions of Record.

Mary E. Hall is the surviving Grantee in that certain deed recorded in Real 59, at Page 490, in the Probate Office of Shelby County, Alabama, Marvin E. Hall having died on or about November 27, 2002.

TO HAVE AND TO HOLD to the 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 said Grantor does for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that the premises are free



from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and her heirs and assigns shall, warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

STATE OF ALABAMA)
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary E. Hall, a widow, 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 seal this 18 day of 4 day., 2005.

Aander G. Lunce Notary Public

My Commission Expires: 11-15-25