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

Send Tax Notice to:
John A., Jr. & Linda M. Hines
P. O. Box 217
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20051208000635440 1/2 $19.00
Shelby Cnty Judge of Probate,AL
12/08/2005 10:04:12AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 ($5,000.00)**, 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,

JOHN A. HINES, JR. and wife, LINDA M. HINES

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

JOHN A. HINES, JR. and wife, LINDA M. HINES

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

See EXHIBIT A for Legal Description.

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

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

$0.00 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 8 day of November, 2005.

John A. Hines, Jr.
JOHN A. HINES, JR.

Linda M. Hines
LINDA M. HINES

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
JOHN A. HINES, JR. and wife, LINDA M. HINES
whose names 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 8 day of November, 2005.

Carolyn C. Lawson
Notary Public
My Commission Expires: 5-22-07

EXHIBIT "A"

20051208000635440 2/2 $19.00
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State of Alabama County of Shelby

Parcel 2:
Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 3 West, Shelby County, Alabama and run thence North 02 degrees 40 minutes 16 seconds West along the East line of said quarter-quarter section a distance of 322.50 feet to a found rebar corner; thence run North 89 degrees 59 minutes 56 seconds West a distance of 1,279.00 feet to a found rebar corner on the easterly margin of Shelby County Highway No. 16; thence run South 02 degrees 38 minutes 37 seconds East along said margin of said highway 73.00 feet to a set capped rebar corner and the point of beginning of the property, Parcel -2 being described; thence run South 89 degrees 47 minutes 50 seconds East a distance of 337.43 feet to a set capped rebar corner; thence run South 03 degrees 00 minutes 06 seconds East a distance of 252.84 feet to a set capped rebar corner on the South line of the Southeast quarter of the Southwest quarter of said Section 1; thence run South 89 degrees 43 minutes 48 seconds West along said quarter-quarter line a distance of 338.89 feet to a found rebar corner on the easterly margin of Shelby County Highway No. 16; thence run North 02 degrees 38 minutes 37 seconds West along said margin of said Highway a distance of 255.55 feet to the point of beginning. According to the survey of S.M. Allen, dated August 25, 2004.

Shelby County, AL 12/08/2005
State of Alabama

Deed Tax:$5.00