

This instrument was prepared without  
evidence of title by:

William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051

Grantees' address:  
6670 Highway 49  
Columbiana, AL 35051

Value - \$1,200<sup>00</sup> T.H.

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF  
SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Maurice Edward Waits, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Edward Shane Hethcox and Tammy Renae Hethcox (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:

Commence at the SE corner of the SE ¼ of the SE ¼ of the SW ¼ of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 90° 00' 00" W, a distance of 138.05 feet; thence N 89° 59' 11" W, a distance of 253.78 feet to the Point of Beginning; thence continue along the last described course a distance of 284.81 feet; thence S 01° 57' 31" W, a distance of 219.62 feet to a point on the Northerly R.O.W. line of Shelby County Highway 49, 80 foot R.O.W., said point also being the beginning of a curve to the left, having a radius of 1,060.00 feet, a central angle of 10° 02' 37", and subtended by a chord which bears S 66° 58' 42" E and a chord distance of 185.57 feet; thence along the arc of said curve and said R.O.W. line, a distance of 185.81 feet; thence S 72° 00' 01" E and along said R.O.W. line, a distance of 131.21 feet; thence N 00° 33' 44" W and leaving said R.O.W. line, a distance of 332.56 feet to the Point of Beginning.

LESS AND EXCEPT the property described in deed recorded as Instrument # 20060605000264110 in the Probate Office of Shelby County, Alabama.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

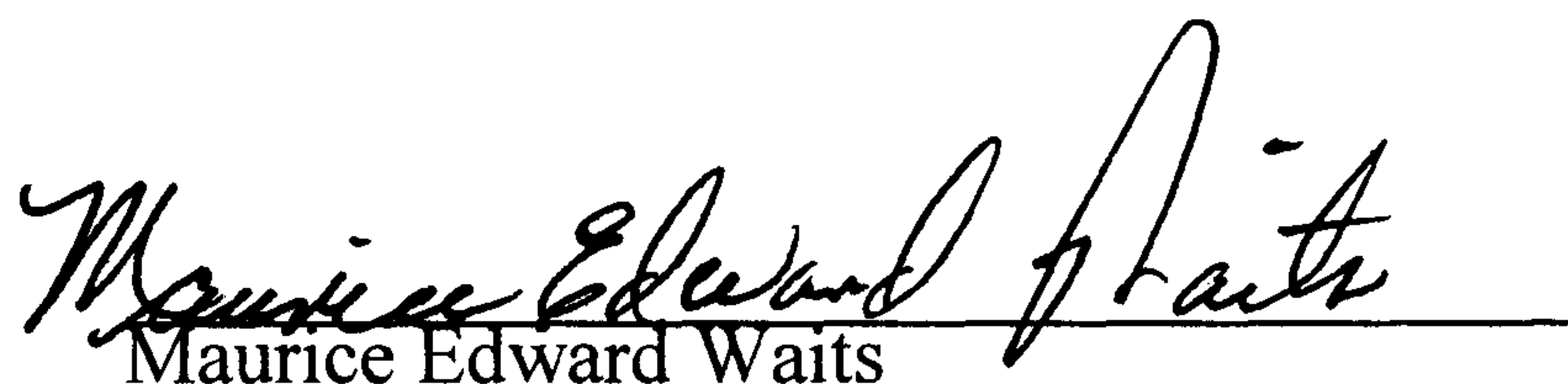
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and



administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they 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 GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 9th day of February, 2007.

  
Maurice Edward Waits

Shelby County, AL 02/09/2007  
State of Alabama

Deed Tax: \$1.50

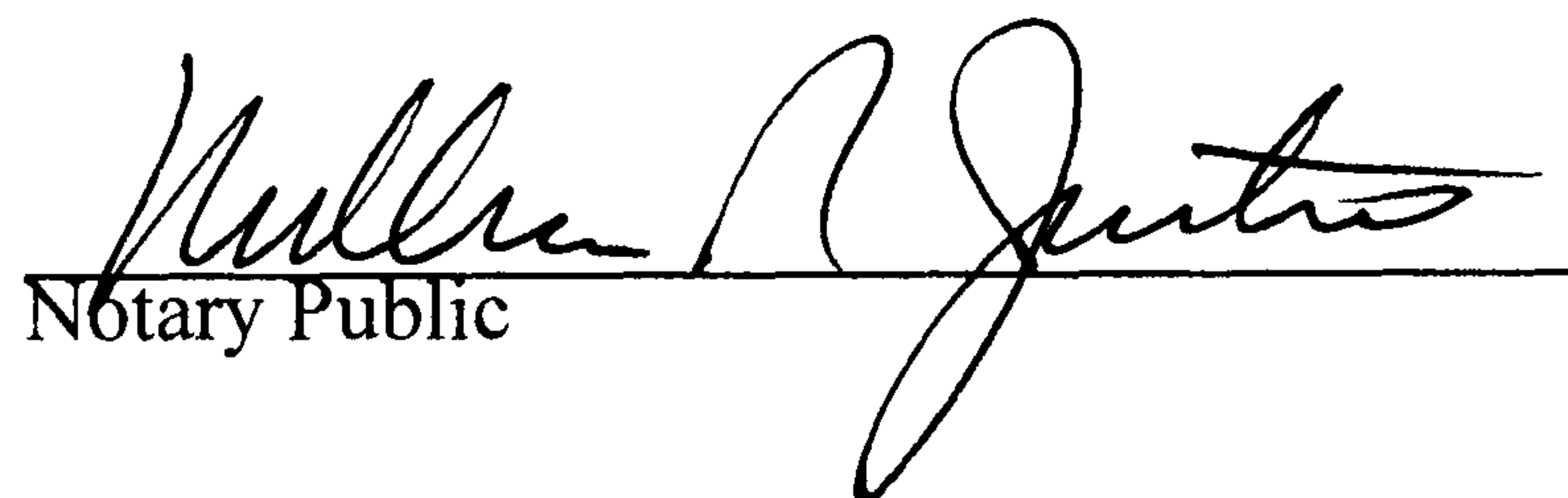
STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maurice Edward Waits, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, 2007.

  
Notary Public