



No Title Search Or Survey Conducted

This instrument prepared by:
William T. Harrison, Sr.
106 S. Main Street
Post Office Box 902
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **ONE DOLLARS (\$1.00)** and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **FANNY HINDS**, a widow (herein referred to as Grantor), do grant, bargain, sell and convey unto **VIRGINIA T. BEACH** and husband, **GURNEY A. BEACH** (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

The West 25 feet of Lot 3 Blk. 10 of Arkwright Subdivision. Said land being in and being part of the City of Vincent in Shelby County, Alabama.


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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 25th day of March, 2009.

Fanny Hinds
FANNY HINDS

STATE OF ALABAMA
SHELBY COUNTY


20090325000110830 2/2 \$16.50
Shelby Cnty Judge of Probate, AL
03/25/2009 03:52:48PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fanny Hinds 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 official seal this 25 day of March, 2009.

Michelle B Harrison
Notary Public
My Commission Expires: 9-5-2011