

This instrument was prepared by:
Jim Keyes
Ausman, Keyes & Keyes, P.C.
720 North 18th Street
Bessemer, AL 35020

Send Tax Notice to:
Don and Geraldine Hicks
673 Village Crest Circle
Hoover, AL 35226

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 05/29/2009
State of Alabama
Deed Tax : \$120.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand and no/100 (\$120,000.00) Dollars to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged I, Frances E. Anthony, an unmarried woman, (herein referred to as Grantors) do grant, bargain, sell and convey unto Don Hicks and spouse, Geraldine Hicks, (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:

Lot 42 and that portion of Lot 39, described as the South 40 feet of Lot 39, further described as follows:

Commencing at the point of beginning which is the Southwest corner of Lot 39, run thence North for a distance of 40 feet to a point; turn thence East for an angle of 90 degrees 14 minutes and run thence East for a distance of 154.20 feet to a point; turn thence South for an angle of 90 degrees, run thence South for a distance of 40 feet to a point; turn thence West for an angle of 90 degrees 02 minutes run thence West for a distance of 154.55 feet to the point of beginning.

This property being in Allendale Subdivision, according to Map of said Subdivision, which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 78.

Subject to:

1. Taxes due in the year of 2009, a lien, but not yet payable until October 1, 2009.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone and gravel in, on, and under subject property.
4. Restrictive covenants in Deed Book 219, page 297, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or

- source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
5. Transmission Line permits to Alabama Power in Deed Book 98, page 64; Deed Book 112, page 57; Deed Book 205, page 29; Deed Book 112, page 64 and Deed Book 219, page 73.
 6. Utility easement to Alabama Power and Southern Bell in Deed Book 219, page 73.
 7. Right of way to State Highway Department in Deed book 111, page 71.
 8. Building set back lines and easements as shown by record plat.

Recital: Frances E. Anthony is the surviving grantee of that survivorship deed recorded in Deed Volume 323, page 306; the other grantee, Agnes L. Leverett, having died on the 10th day of January, 2006.

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 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 they are 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 15 day of May, 2009.

Frances E. Anthony (Seal)
FRANCES E. ANTHONY

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances E. Anthony, an unmarried woman, 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 15th day of May, 2009.

Cathy D. McLean
NOTARY PUBLIC
My commission expires: 7-30-09