

This instrument was prepared without
benefit of title evidence or survey by:

Grantees' address:
60 Phillips Drive
Vincent, AL 35178

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

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

STATE OF ALABAMA

\$15,000 00

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Fannie Thompson Hinds, a widow (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto John Lamar Hinds and Joann A. Hinds (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:

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 East, less and except the following: Begin at the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 700 feet; thence run West 255 feet; thence run in a Southerly direction 732 feet to the point of beginning. Also less and except the following: Commence at the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 700 feet to the point of beginning; thence turn left 90° and run along North side of Peerson lot a distance of 255 feet to a point; thence turn right 65° 30' and run 221.4 feet to a point; thence turn right 114° 30' and run 346.5 feet to a point on the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section which point is 200 feet North of the point of beginning; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 200 feet to the point of beginning.

Also, all that part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 East, that lies East of Alabama Highway No. 25 (being also U.S. Highway 231) and East of the West right of way of the 100 foot easement of Alabama Power Company.


Subject to public road or highway right of way, and being known as the F. L. Morrell home place property, less those portions thereof heretofore conveyed.

LESS AND EXCEPT from the above-described property the property previously conveyed and described in deeds to Joe Dobbs and Jackie Dobbs recorded in Deed Book 300, page 650; to Gary Smith recorded as Instrument #1998-33455; to Jimmy C. Burk, Jr. and Hellen Jane Burk recorded as Instrument #2000-19794; and to Lamar Hinds recorded as Instrument #2001-30590, all in the Probate Office of

Shelby County, AL 09/02/2010

State of Alabama

Deed Tax : \$15.00


20100902000284780 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
09/02/2010 03:28:15 PM FILED/CERT

Shelby County, Alabama.

GRANTOR reserves a life estate in and to the above described property.

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 26th day of August, 2010.

Fannie Thompson Hinds
Fannie Thompson Hinds

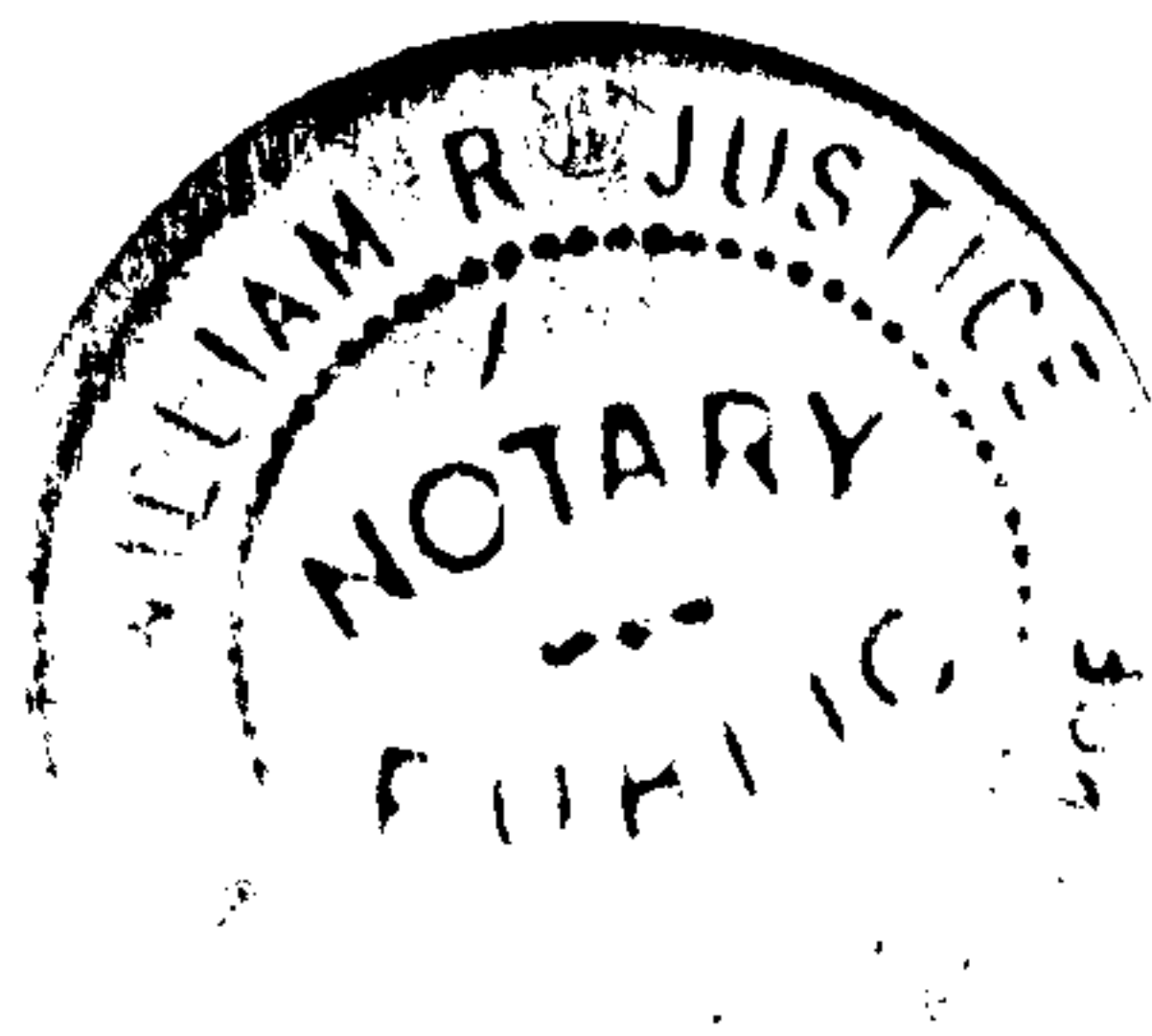
STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fannie Thompson 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 26th day of August, 2010.



William R. Justice
Notary Public



20100902000284780 2/2 \$30.00
Shelby Cnty Judge of Probate, AL
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