

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

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

Grantee's address:
60 Phillips Drive
Vincent, AL 35178

WARRANTY DEED

\$15,000.00

STATE OF ALABAMA

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 GRANTEE herein, the receipt whereof is acknowledged, the undersigned Fannie T. Hinds, aka Fannie Lee Hinds and Fanny Hinds, a widow (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto John Lamar Hinds and Joe Michael Hinds as tenants in common (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Lots 1, 2, 3, 4, 5, 6, and 7 in Block 9; and Lots 1, 2, 3 (less the West 25 feet), 12, 13, 14, 15, 16, and 17 in Block 10 of the map and survey of Arkwright as recorded in Map Book 3, page 5 (formerly Map Book 1, page 15) in the Probate Office of Shelby County, Alabama


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

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S 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 GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/02/2010

State of Alabama
Deed Tax : \$15.00


20100902000284790 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
09/02/2010 03:28:16 PM FILED/CERT

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
26th day of August, 2010.

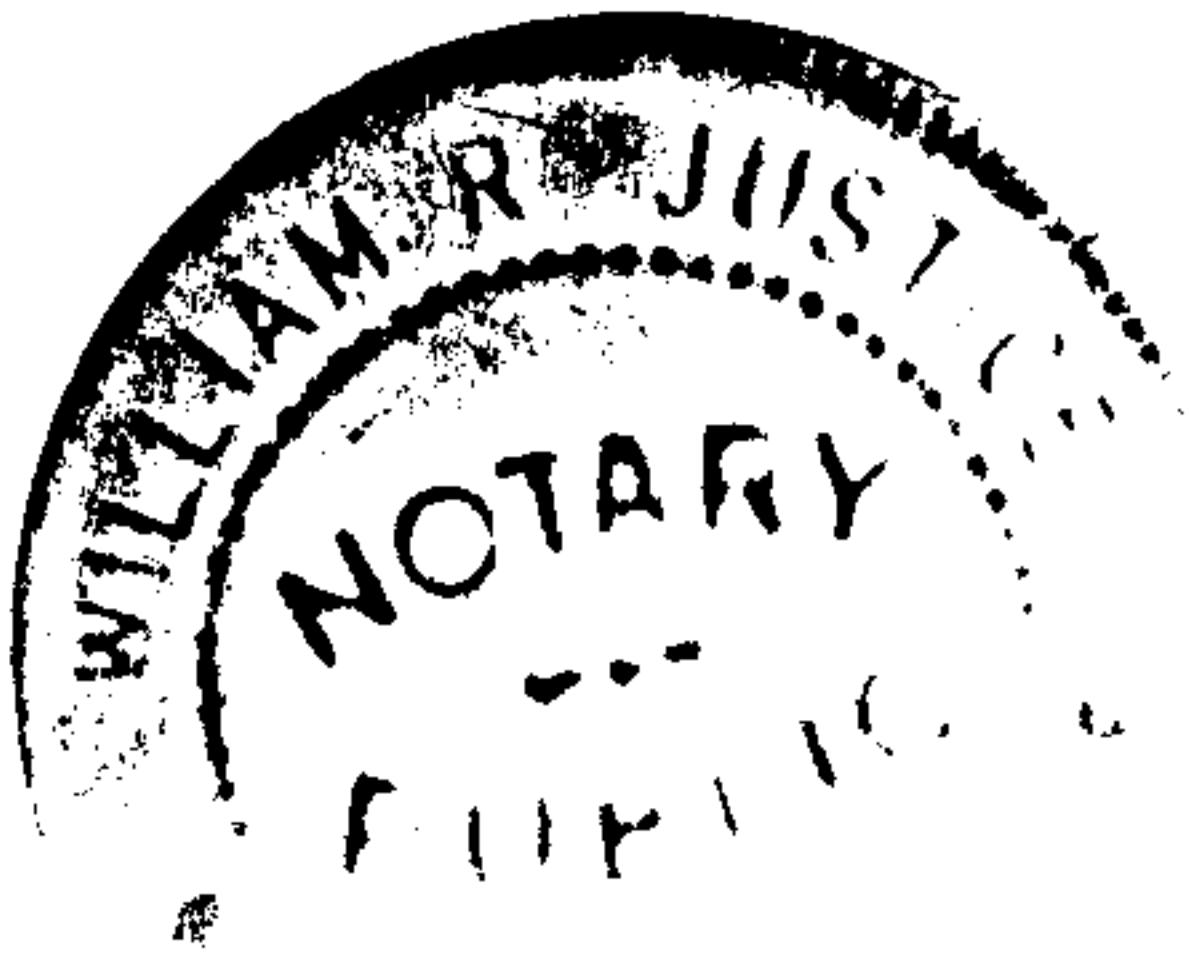
Fannie T. Hinds
Fannie T. Hinds

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 T. 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

20100902000284790 2/2 \$30.00
Shelby Cnty Judge of Probate, AL
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