

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: William H. Hinton  
1212 9<sup>th</sup> Street  
Pleasant Grove, AL 35127,

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Fifteen Thousand dollars and Zero cents (\$115,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Donald Michael Neidhardt, A single man (herein referred to as grantors) do grant, bargain, sell and convey unto William H. Hinton and Brenda Hinton (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

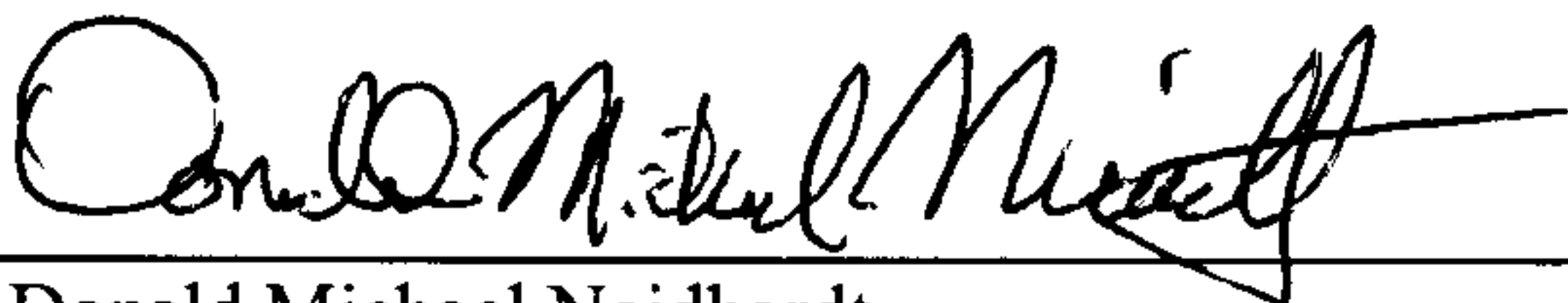
\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Donald Michael Neidhardt is the sole heir of Raymond Bernard Neidhardt as established under Probate Case # PR-2010-000554, Shelby County, Alabama.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 4th day of April, 2011.

_____ (Seal)		_____ (Seal)
	Donald Michael Neidhardt	
_____ (Seal)	_____	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
		_____ (Seal)

STATE OF ALABAMA

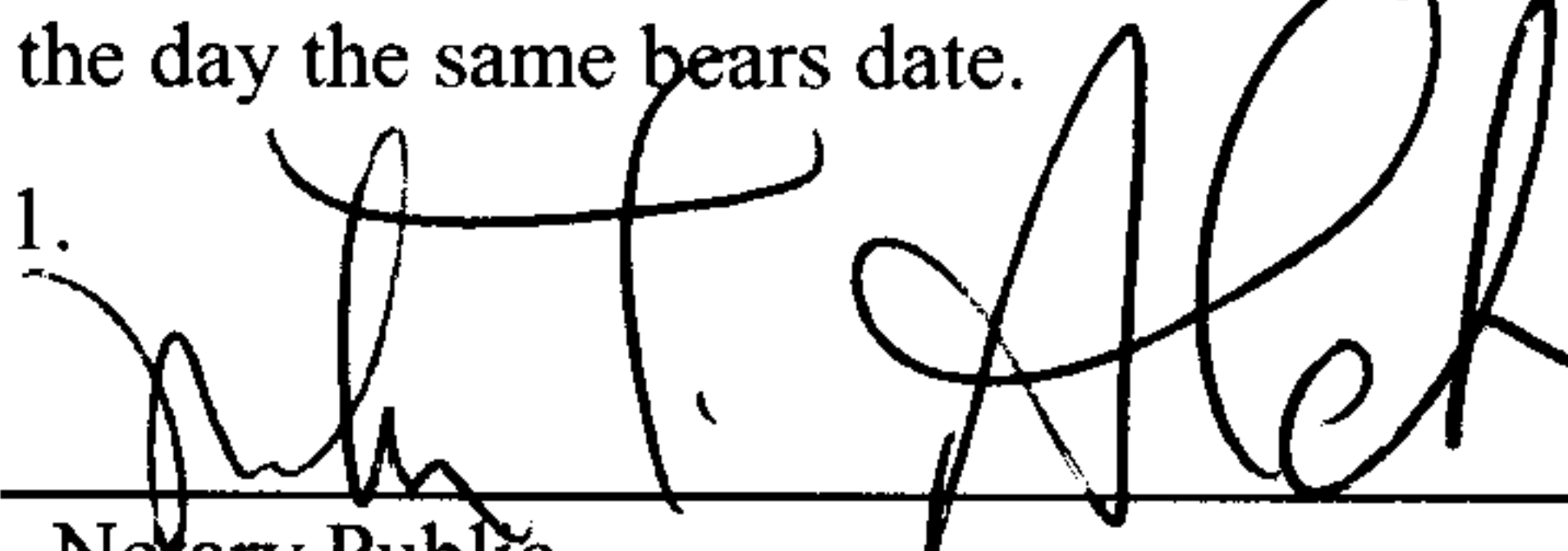
} General Acknowledgment

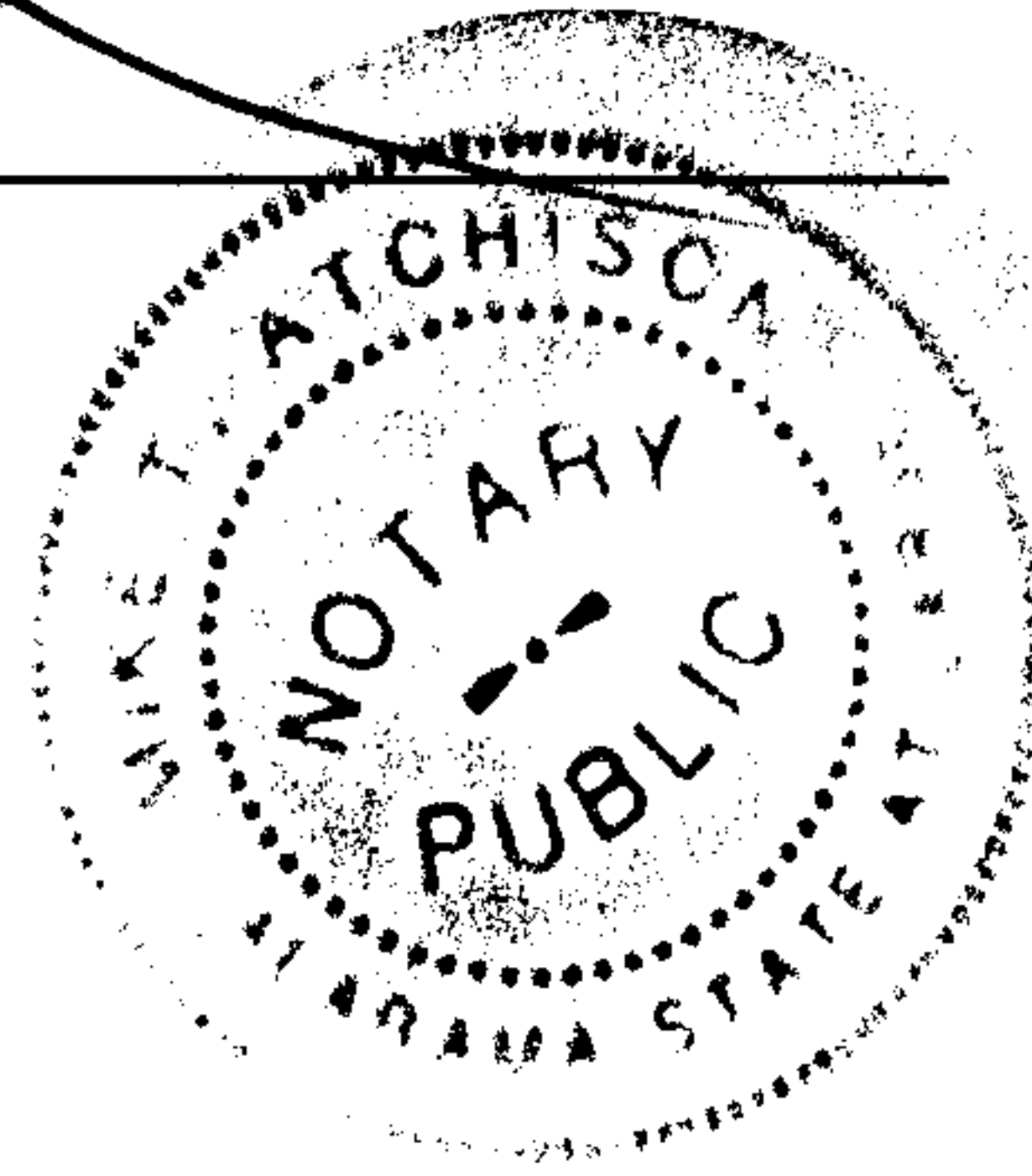
COUNTY SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald Michael Neidhardt 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of April, 2011.

My Commission Expires: 10-16-12

  
\_\_\_\_\_  
Notary Public



  
20110405000105150 1/2 \$130.00  
Shelby Cnty Judge of Probate, AL  
04/05/2011 11:56:22 AM FILED/CERT

## EXHIBIT A

Commence at the Southwest corner of Section 26, Township 24 North, Range 15 East, Shelby County, Alabama; thence East along South boundary of said section for 923.14 feet to a point; thence turn 85 degrees 15 minutes left and run a distance of 421 feet to a point; thence turn 30 degrees left and run a distance of 110 feet to the point of beginning; thence continue along last said course a distance of 100.00 feet; thence turn an angle of 90 degrees to the left and run a distance of 265.13 feet to a point on the 397 contour line of Lay Lake; thence turn an angle to the left and run in a southeasterly direction along the 397 contour line for 105 feet, more or less, to a point that is 240 feet Southwest of and perpendicular to the point of beginning; thence turn an angle to the left and run parallel to the Northwesterly line of caption lands, a distance of 240.00 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

