

**THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTORS.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

Send Tax Notice to:
Douglass R. Hoadley and Patricia Ann Hoadley
5935 S. Shades Crest Road
Bessemer, Alabama 35023

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **PATRICIA ANN HOADLEY**, a married woman, joined by her husband, Douglass R. Hoadley (hereafter referred to collectively as the "Grantors"), in hand paid by **DOUGLASS R. HOADLEY and PATRICIA ANN HOADLEY**, husband and wife (hereafter referred to each singularly as a "Grantee" and collectively as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, as joint tenants with rights of survivorship, the following described real property situated in Shelby County, Alabama, to-wit:

A part of Lot 8, in Section 1, Township 21 South, Range 5 West, as recorded in Deed Book 138, Pages 555-556, in the Office of the Probate Judge, Shelby County, Alabama, more particularly described as follows:

Begin at the SW corner of said Lot 8, also being the SE corner of SW 1/4 of NW 1/4 of said Section 1, and run in a Northerly direction along the West line of said Lot 8, a distance of 1360.4 feet to a point in a road; thence turn right

an angle of 65 degrees 08 minutes in a Northeasterly direction along said road centerline a distance of 363.72 feet; thence turn right an angle of 114 degrees 52 minutes in a Southerly direction a distance of 1517.6 feet, more or less, to a point on the South line of said Lot 8; thence turn right an angle of 90 degrees 45 minutes 45 seconds in a Westerly direction along the South line of said Lot 8 a distance of 330.0 feet to the point of beginning. Situated in Section 1, Township 21, Range 5 West, Shelby County, Alabama. According to the survey of James W. Elliott, Register #3009, dated April 29, 1990.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes for the year 2011 and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations,

conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; all recorded or unrecorded leases affecting said real property, if any; any rights of parties in possession; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives as joint tenants and, upon the death of either of them, then to the survivor of them in fee simple, and to the heirs, executors and assigns of such survivor 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

NOTE: The property hereby conveyed IS the homestead of the Grantors.

NOTE: Douglass R. Hoadley, one of the Grantors named herein and the husband of Patricia Ann Hoadley, acknowledges that, prior to the delivery of this Deed, he had no title to the property herein conveyed and he is executing this instrument solely for the purpose of complying with homestead laws of the State of Alabama and acknowledging his consent and agreement to the conveyance of his homestead, the property that is the subject of this instrument.

NOTE: The property hereby conveyed is the same property conveyed to Patricia Ann Hoadley by deed dated January 27, 1997, and filed for record on February 3, 1997, in Instrument # 1997-03431 in the Probate Office of Shelby County, Alabama.

NOTE: The Grantors herein and the Grantees are one and the same persons. This conveyance is made solely in order to change the manner in which title to the property herein conveyed is held for the purposes of estate planning of the parties.

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this the 7 day of April, 2011.

"Grantors"

Patricia A. Hoadley
Patricia Ann Hoadley

Douglass R. Hoadley
Douglass R. Hoadley

STATE OF ALABAMA)
)
COUNTY OF Jefferson)


20110413000114750 3/3 \$178.00
Shelby Cnty Judge of Probate, AL
04/13/2011 01:34:32 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Patricia Ann Hoadley and Douglass R. Hoadley, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of such instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of April, 2011.

{ SEAL }



Notary Public
My Commission Expires: 7/21/2014

This instrument prepared by:
Craig M. Stephens, Esq.
Sirote & Permutt, P.C.
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P.O. Box 55727
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