


Document Prepared By:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 North 18th Street
Bessemer, Alabama 35020


20120207000045530 1/1 \$122.50
Shelby Cnty Judge of Probate, AL
02/07/2012 10:01:19 AM FILED/CERT

Send Tax Notice To:
Faye F. Hester, Glynn H. Hester
and Jon F. Hester
4116 South Shades Crest
 Hoover, AL 35244

GENERAL WARRANTY DEED/ JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA}
COUNTY OF SHELBY}

Tax Value: \$108,200.00 / 2/3 Value

KNOW ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, we, **Faye F. Hester and husband, Glynn H. Hester** (Faye F. Hester is the surviving grantee of that certain survivorship deed recorded in the Probate Office of Shelby County, Alabama, Instrument No. 2005/12153, the other grantee, Frances Fitzpatrick, having died on or about January 16, 2011.) (herein referred to as Grantor(s)), grant, sell, bargain and convey unto **Faye F. Hester, and husband Glynn H. Hester, and Jon F. Hester** (herein referred to as Grantee(s)), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **SHELBY** County, Alabama to wit:

Commence at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 3 West, for a point of beginning; thence from the North line turn 48 degrees 35 minutes to the right and run southeasterly a distance of 201.0 feet; thence turn 90 degrees 00 minutes to the left for a distance of 150.0 feet; thence turn 90 degrees 00 minutes to the right for a distance of 281.49 feet to a point on the northwesterly right of way of a county road; thence turn 97 degrees 02 minutes to the left and run northeasterly along said right of way for a distance of 81.49 feet to the point of beginning of a curve to the right, said curve having a radius at its right of way of 2247.95 feet and a intersecting angle of 7 degrees 03 minutes; thence run an arc distance of 276.60 feet to its point of tangency; thence turn tangent to said curve and continue northeasterly and along said right of way for a distance of 9.68 feet to a point on the North line of said NE 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 3 West; thence turn 138 degrees 36 minutes to the left end run westerly and along said North line for a distance of 688.71 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Walter Wickstrom, dated December 13, 2004.

Source of Title: Instrument No. 2005/12153, Shelby County, Alabama.

Subject to any and all easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

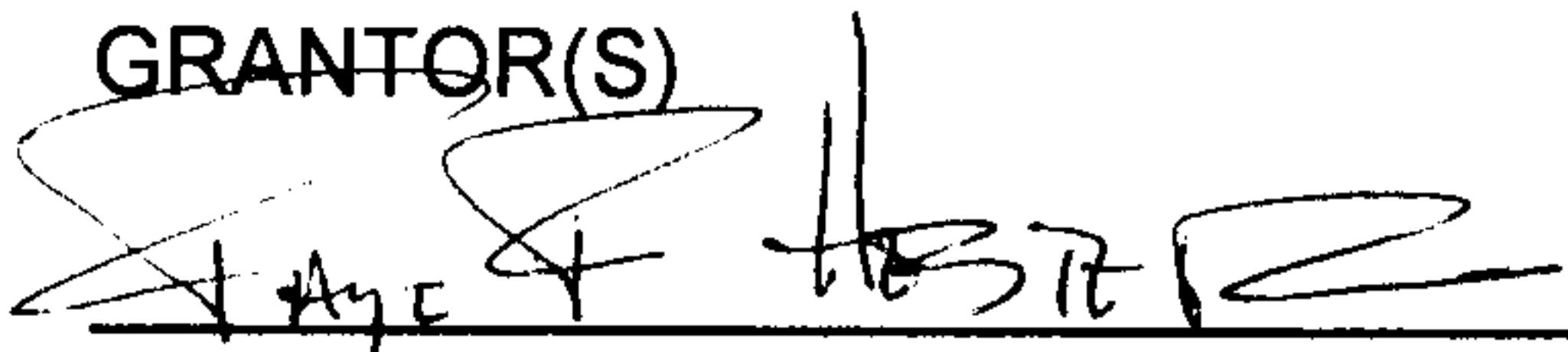
\$175,000.00 of the above consideration paid from the proceeds of a mortgage closed herewith.

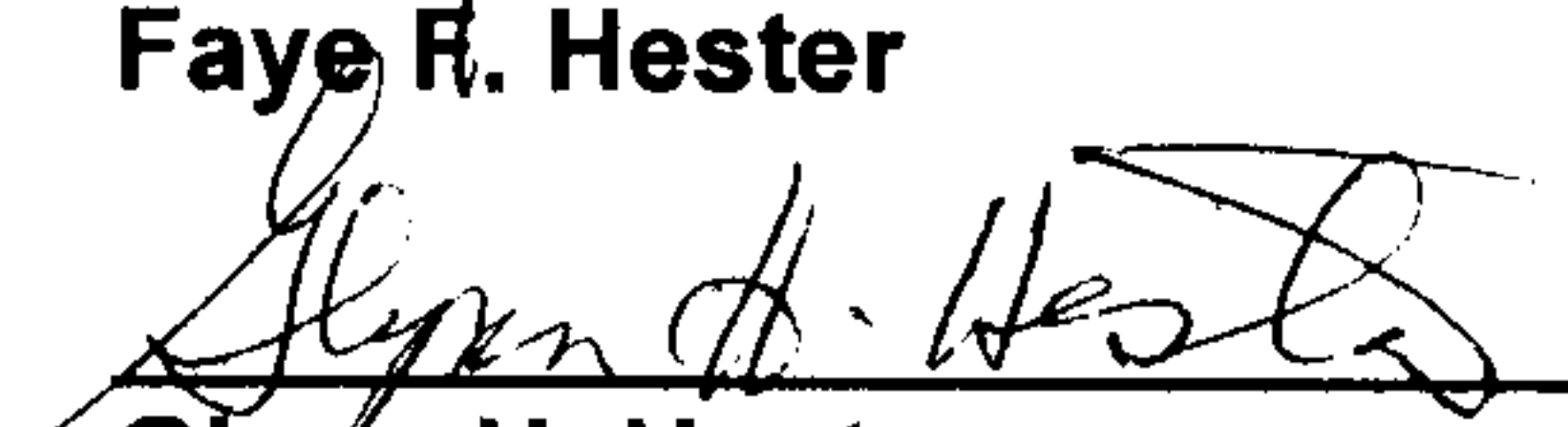
TO HAVE AND HOLD the aforegranted premises in fee simple to the said Grantee(s) and their heirs, successors and assigns forever.

AND THE GRANTORS, we do for ourselves and for our heirs, assigns, executors and administrators covenant with said Grantees, their heirs and assigns, that we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, assigns, executors and administrators shall warrant and defend that same to the said Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals, this 19th day of **January, 2012**.

Shelby County, AL 02/07/2012
State of Alabama
Deed Tax: \$108.50

GRANTOR(S)


Faye F. Hester


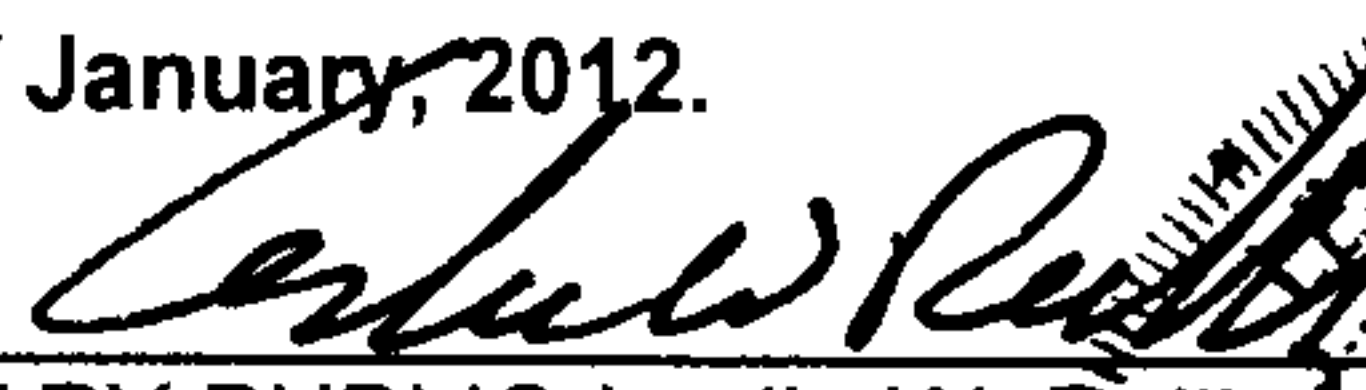
Glynn H. Hester

(STATE OF Alabama)
(Jefferson COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Faye F. Hester and husband, Glynn H. Hester**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of **January, 2012**.



NOTARY PUBLIC-Leslie W. Reilly
My Commission Expires: 2-4-13
