



20121030000416310 1/2 \$15.50
Shelby Cnty Judge of Probate, AL
10/30/2012 11:07:05 AM FILED/CERT

#580

This instrument was prepared without
benefit of title evidence by:

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

Grantees' address:
13014 Hwy 61
Wilsonville, AL 35186

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

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 GRANTEES herein, the receipt whereof is acknowledged, the undersigned James M. Hall, Jr., married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto William F. Dorough and Gladys C. Dorough (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 easement situated in Shelby County, Alabama to-wit:

An easement for ingress, egress, and utilities 30 feet wide along the South line of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 26, Township 20 South, Range 1 East, running from the easterly right of way line of Shelby County Highway No. 443 to GRANTEE's land which is described in the deed recorded as Instrument # 20120924000363460 in the Probate Office of Shelby County, Alabama.

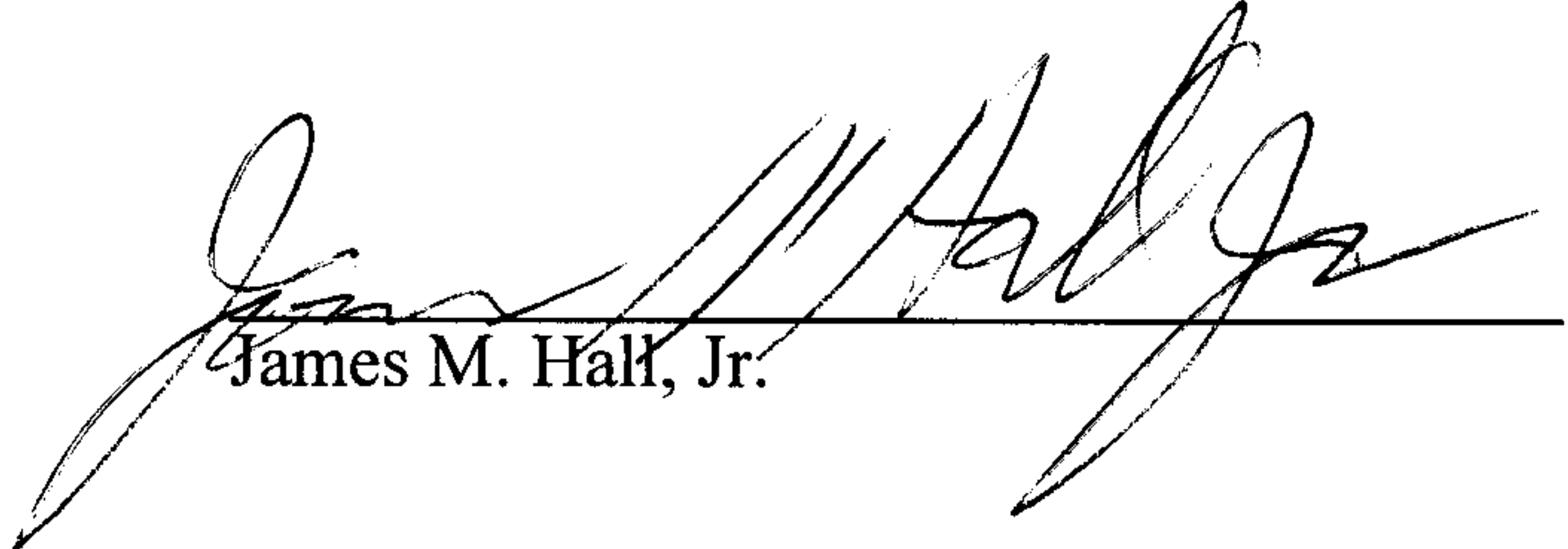
The above described easement is over and across property which does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

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 23 day of Oct, 2012.


James M. Hall, Jr.

STATE OF ALABAMA


SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James M. Hall, Jr., 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of October, 2012.


Notary Public

NOTARY PUBLIC EXPIRATION DATE:
JANUARY 6, 2014


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