

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Eight Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Claire C. Dorough, an unmarried woman

herein referred to as grantors) do grant, bargain, sell and convey unto

Ronnie L. Hunt and Sherry F. Hunt

(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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF SUBJECT PROPERTY.

GRANTEES' ADDRESS:

102 Carlers Lane

Columbiana, AL 35051

THE PROPERTY DESCRIBED ABOVE IS NOT THE HOMESTEAD OF THE GRANTOR HEREIN.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 23rd day of March, 19 90.

WITNESS:

_____ (Seal)

Claire C. Dorough (Seal)

_____ (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Claire C. Dorough, an unmarried woman 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 March day of 19 90 A. D.

Notary Public.

EXHIBIT "A"

A lot in the Town of Columbiana, Alabama described as follows: Beginning at a point where the West line of Thompson Street intersects the North line of an alley running from the Grammer School in said town West to the lot formerly owned by W.B. Browne and run thence North along the West side of Thompson Street 200 feet more or less, to the southeast corner of a lot sold by W.J. Horsley and wife, Myra Miles, thence West along the South line of said lot sold to Miles 210 feet, more or less, to the East line of lot owned by W.W. Carter; thence South along the East line of said W.W. Carter lot 200 feet, more or less, to the North line of the alley above referred to, thence East along the North line of said alley 210 feet more or less to the point of beginning, and being a part of the lot bought from Alice B. Liles and conveyed by deed recorded in Volume 47, on page 502.

LESS AND EXCEPT that property sold to Ben E. Lavender and Joyce Louise Lavender by deed dated July 30, 1965, recorded in Deed Book 236, page 797, described as follows: Begin at the intersection of the West line of Thompson Street with the North line of Carter's Lane and run thence North along the West line of Thompson Street 100 feet to a point; thence West and parallel with the North line of Carter's Lane 145 feet; thence South and parallel with the West line of Thompson Street 100 feet to the North line of Carter's Lane; thence along same East 145 feet to the point of beginning.

ALSO LESS AND EXCEPT that property sold to Ben E. Lavender and Joyce Louise Lavender by deed dated June 17, 1966, recorded in Deed Book 243, page 76, described as follows: Commence at a point where the West line of Thompson Street intersects the North right of way line of Carter's Lane and run thence West and along the North line of Carter's Lane 145 feet to the SW corner of a lot heretofore conveyed to Ben Lavender and wife to the point of beginning; thence continue in the same direction West along said right of way line 65 feet, more or less, to the SE corner of the Methodist Church lot; thence along same North 100 feet, more or less, to a concrete post, being the SW corner of the B.Z. Cooper's home lot; thence East and parallel with the North right of way line of Carter's Lane 65 feet, more or less, to the NW corner of said lot heretofore conveyed to said Ben Lavender and wife; thence along same South 100 feet, more or less, to point of beginning.

Situated in Shelby County, Alabama.

SUBJECT TO all rights outstanding by reason of the statutory right of redemption from the foreclosure of that certain mortgage given by Michael D. Carlisle and wife, Rita L. Carlisle to Claire C. Dorough, recorded in Real Record 202, page 221, said foreclosure being evidenced by foreclosure deed to Claire C. Dorough, dated April 5, 1989, recorded in Real Record 233, page 500, in Probate Office.

202 THOMPSON STREET
SHELBY COUNTY, ALABAMA

BOOK 284 PAGE 524

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 MAR 28 PM 2:33

[Signature]
JUDGE OF PROBATE

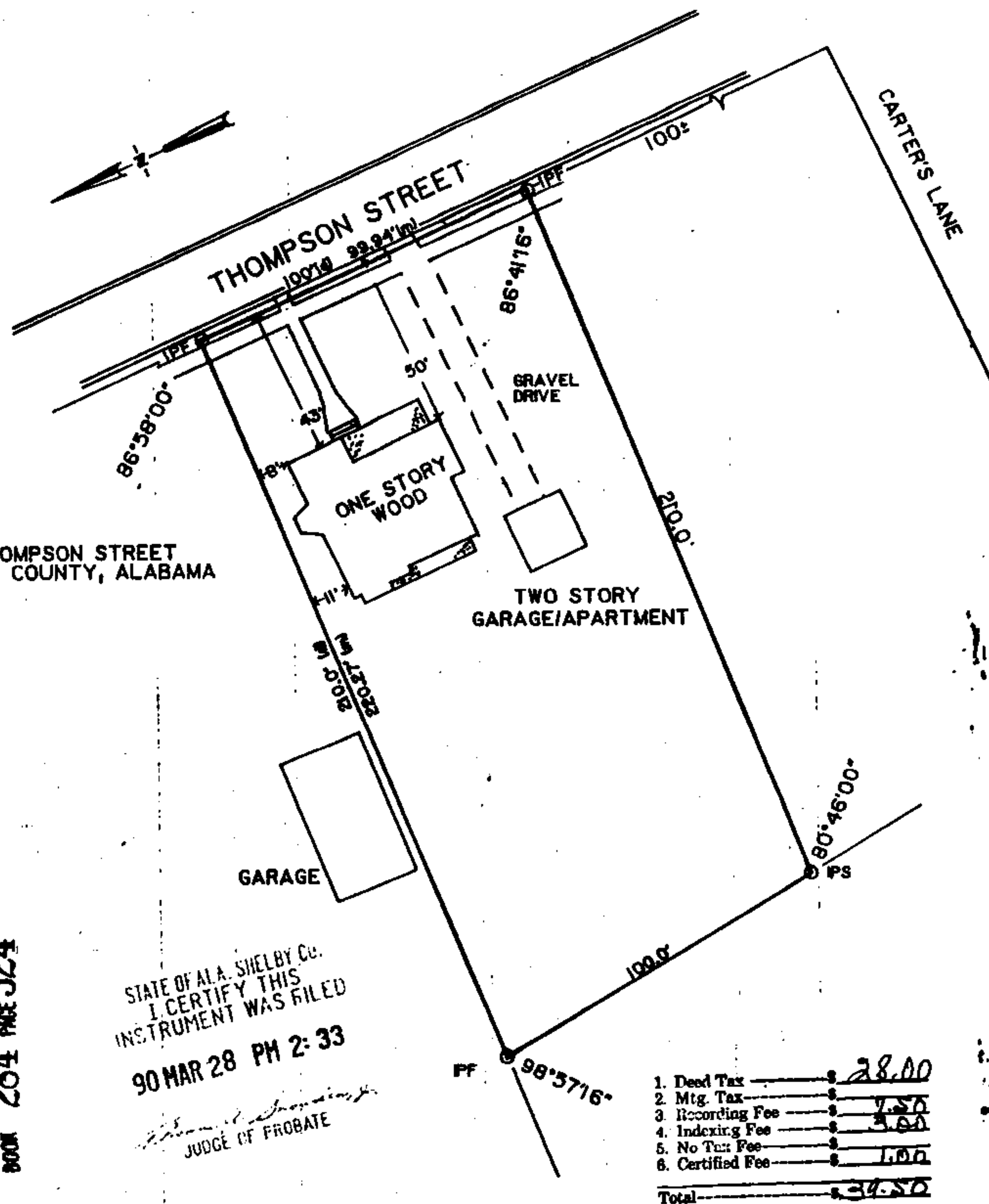
SHELBY COUNTY, ALABAMA

I, Barton F. Carr, a Registered Surveyor of the State of Alabama, hereby certify that this is a true and correct plat of the parcel shown and herein described as follows: Commence at the Intersection of the West line of Thompson Street and the North right of way line of Carter's Lane and run thence North along Thompson Street right of way for a distance of 100' more or less to the Point of Beginning continue in the same direction for a distance of (d) 100', 99.94' (m) to a found iron pin; thence 86°58'(m) left and run (d) 210.0', 220.27'(m) to a found iron pin; thence left 98°57'16" and run 100.0' to a set iron pin; thence 80°46' (m) left and run 210.0' to the Point of Beginning; that the building now erected on said lot is within the boundaries of same; there are no encroachments by buildings of adjoining property; that there are no easements, right-of-ways, or joint driveways over or across said land visible on the surface, except as shown on this plat; that this lot is not within a FEMA designated flood zone; that the correct street and address is 202 Thompson Street, Columbiana, Alabama.

According to my survey, this 7th day of September, 1989.



[Signature]
Barton F. Carr Reg. No. 16685
(205) 664-8498



1. Deed Tax	\$ 28.00
2. Mtg. Tax	\$ 7.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 39.50