

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Ronald S. Hoff
1415 Paradise Cove Ln
Wilsonville Ar 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ronald S. Hoff and wife, Peggy Hoff (herein referred to as Grantor)** grant, bargain, sell and convey unto **Ronal S. Hoff and Peggy Hoff (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

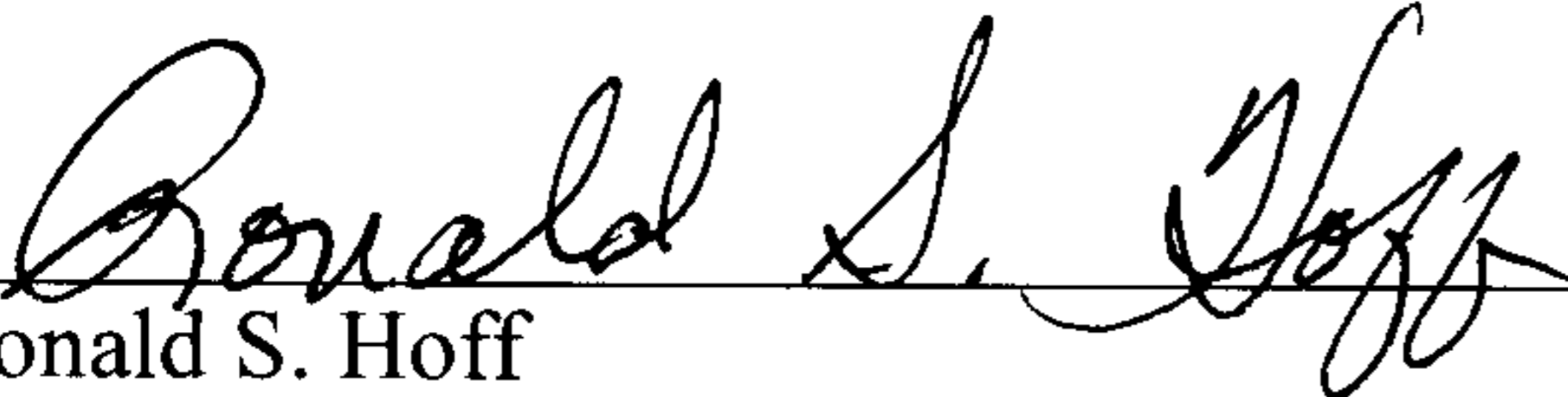
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2011.
2. Easements, restrictions, rights of way, and permits of record.

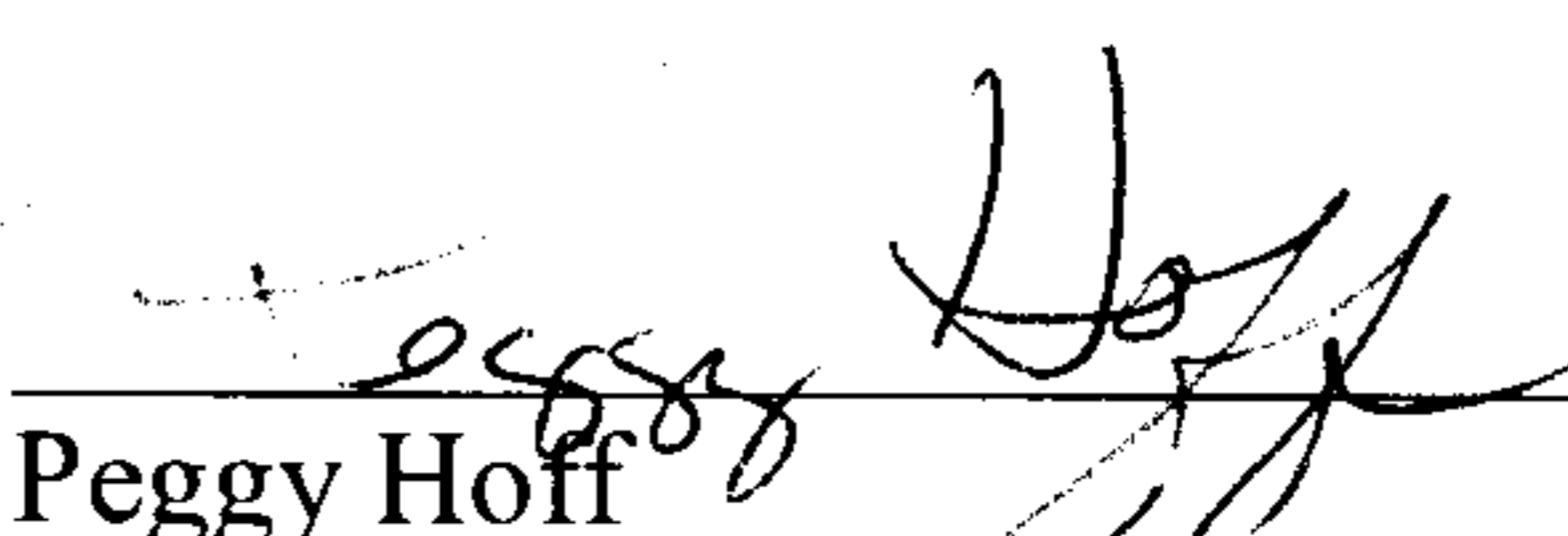
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of November, 2010.



Ronald S. Hoff

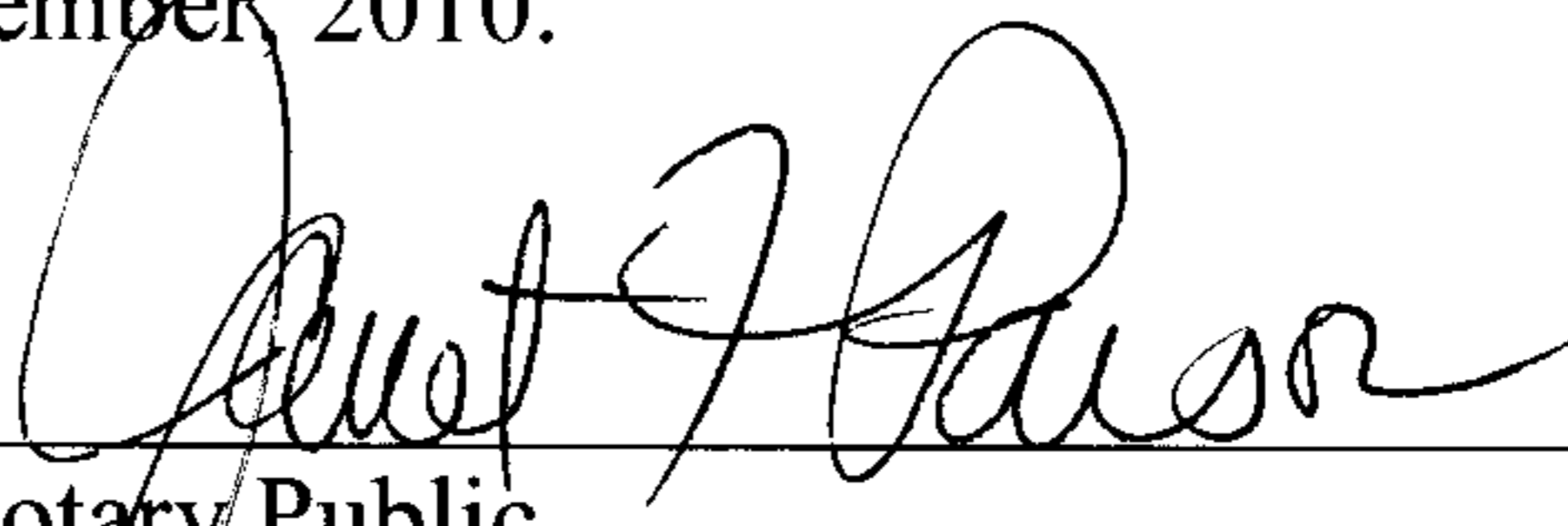


Peggy Hoff

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Ronald S. Hoff and wife, Peggy Hoff**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November, 2010.



Notary Public
My Commission Expires: 10-16-12

Shelby County, AL 11/17/2010
State of Alabama
Deed Tax : \$5.00



20101117000385270 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
11/17/2010 09:54:41 AM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1

Part of the South 1/2 of the SE 1/4 of Section 23, Township 21 South, Range 1 East, being more particularly described as follows:

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 1 East; thence run easterly along the North line thereof 1547.71 feet to the Westerly right of way of Paradise Cove Lane; thence 0 deg. 22 min. 30 sec. left, run easterly for 1012.03 feet; thence 54 deg. 43 min. 30 sec. right run southeasterly for 183.74 feet; thence 3 deg. 24 min. 56 sec. right, run southeasterly for 176.61 feet; thence 11 deg. 30 min. 17 sec. right, run southeasterly for 159.99 feet; thence 2 deg. 3 min. 34 sec. left, run southeasterly for 162.26 feet; thence 31 deg. 57 min. 50 sec. left, run southeasterly for 147.76 feet to the point of beginning; thence 30 deg. 26 min. 47 sec. left, run easterly for 42.14 feet; thence 5 deg. 53 min. 41 sec. right, run southeasterly for 81.89 feet; thence 32 deg. 36 min. 2 sec. left, run northeasterly for 84.89 feet; thence 145 deg. 31 min. 0 sec. right, run southwesterly for 70.07 feet; thence 35 deg. 38 min. 29 sec. right, run southwesterly for 731.99 feet; thence 111 deg. 58 min. 49 sec. right, run northerly for 25.46 feet; thence 2 deg. 48 min. 2 sec. right, run northerly for 68.04 feet; thence 87 deg. 50 min. 41 sec. left, run westerly for 32.13 feet; thence 81 deg. 2 min. 16 sec. right, run northerly for 78.55 feet; thence 138 deg. 8 min. 6 sec. right, run southeasterly for 44.10 feet; thence 69 deg. 12 min. 22 sec. left, run northeasterly for 32.37 feet; thence 54 deg. 49 min. 0 sec. left, run northeasterly for 42.61 feet; thence 66 deg. 17 min. 52 sec. right, run northeasterly for 495.02 feet to the point of beginning; being situated in Shelby County, Alabama.

Later to be known as Lot 6 of Paradise Cove - Phase Three, Shelby County, Alabama.

Mineral and mining rights excepted.

Together with the right to use for ingress, egress and access, that certain non-exclusive road known as Paradise Cove Lane, as shown on the Survey of Paradise Cove, Phase III, by Robert D. Shaw, Dated July 1, 1998 (which is to be recorded).

Parcel 2

Part of the S 1/2 of the SE 1/4 of Section 23, Township 21 South, Range 1 East, being more particularly described as follows:

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 1 East; thence run Easterly along the North line thereof 1547.71 feet to the Westerly right of way of Paradise Cove Lane; thence 0 deg. 22 min. 30 sec. left run Easterly for 1012.03 feet; thence 54 deg. 43 min. 30 sec. right run Southeasterly for 183.74 feet; thence 3 deg. 24 min. 56 sec. right run Southeasterly for 176.61 feet; thence 11 deg. 30 min. 17 sec. right run Southeasterly for 159.99 feet; thence 2 deg. 3 min. 34 sec. left run Southeasterly for 162.26 feet to the point of beginning; thence 31 deg. 57 min. 50 sec. left run Southeasterly for 147.76 feet; thence 132 deg. 23 min. 22 sec. right run Southwesterly for 495.02 feet; thence 100 deg. 23 min. 16 sec. right run Northerly for 188.95 feet; thence 91 deg. 36 min. 3 sec. right run Easterly for 369.40 feet to the point of beginning, being situated in Shelby County, Alabama. Later to be known as Lot 5 of Paradise Cove- Phase Three, Shelby County, Alabama.

Together with the right to use for ingress, egress and access that certain non-exclusive road known as Paradise Cove Lane as shown on the survey of Paradise Cove, Phase III, by Robert D. Shaw dated July 1, 1998.



20101117000385270 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
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