

450711-00

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244
(No Title Examination Provided)

SEND TAX NOTICE TO:
Gerald W. Hobbs
100 Hobbs Lane
Sterrett, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Alabama Youth Homes, Inc., an Alabama not-for-profit corporation (herein referred to as "Grantor"), in hand paid by Gerald Hobbs and Laureen Hobbs (herein referred to as "Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantees, as joint tenants, with rights of survivorship, the real estate described on Exhibit "A," attached and made a part hereof.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

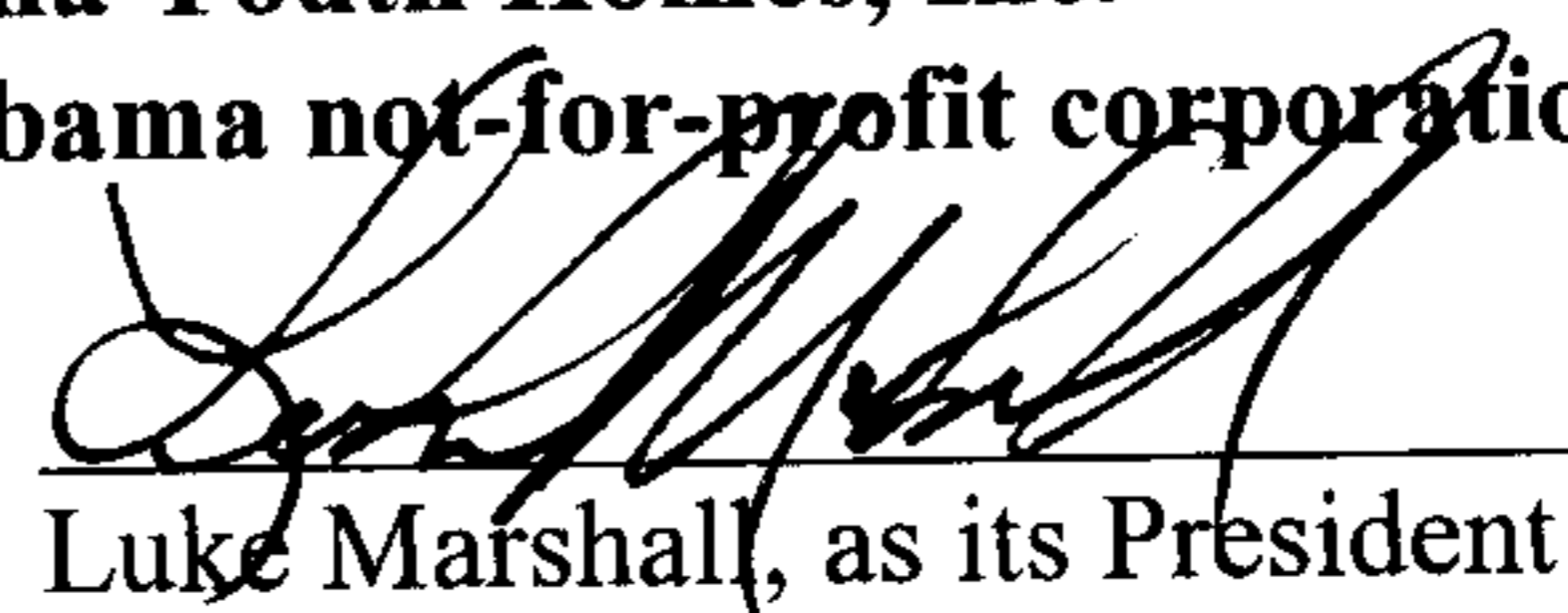
TO HAVE AND TO HOLD to the Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event 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.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 4th day of May, 2011.

WITNESS:



Alabama Youth Homes, Inc.
an Alabama not-for-profit corporation

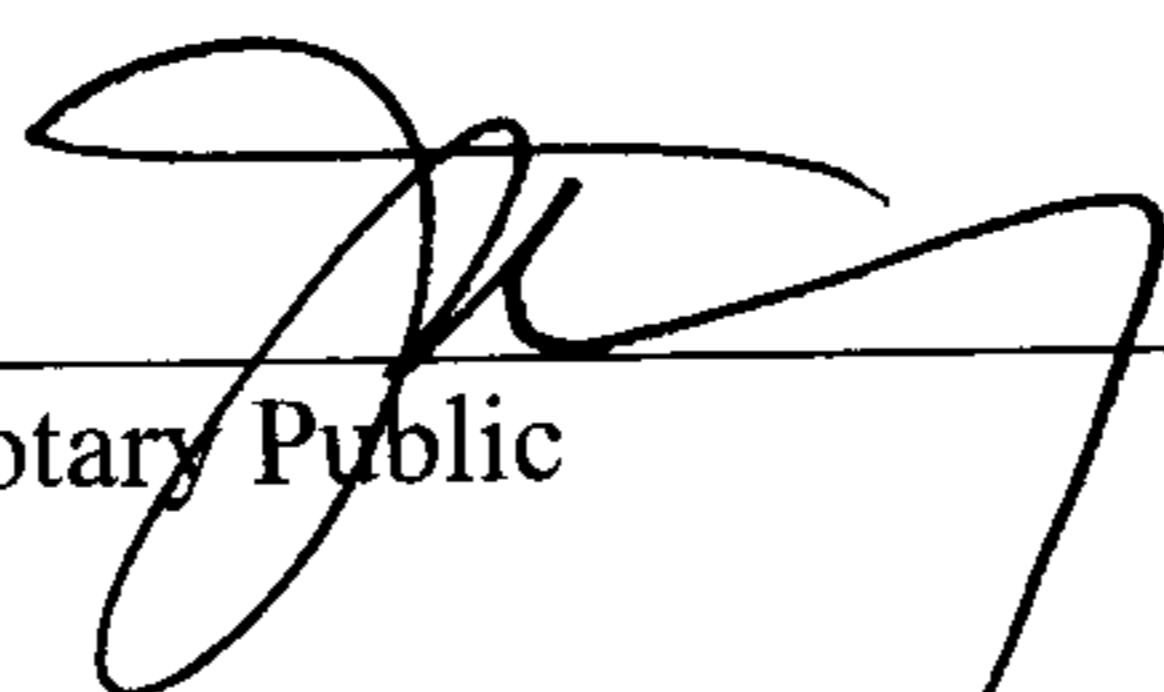
By: 

Luke Marshall, as its President

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luke Marshall, whose name as President of Alabama Youth Homes, Inc., an Alabama not-for-profit corporation, 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, as such officer, and with full authority, executed the same for and as the act of said corporation.

Given under my hand and seal this 4th day of May, 2011.



Notary Public

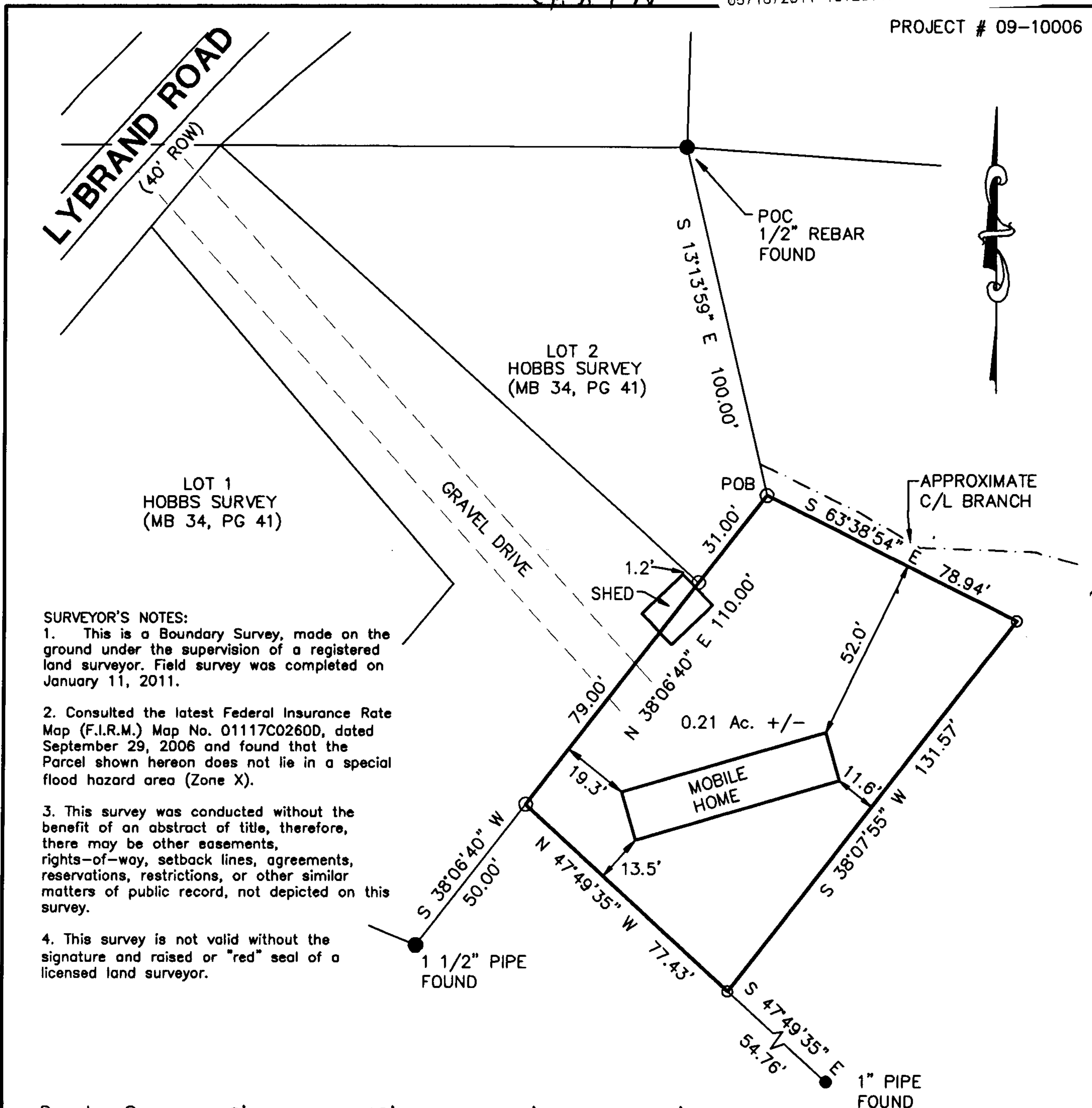
My Commission Expires: 7-14-2011


20110516000144880 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
05/16/2011 10:23:19 AM FILED/CERT

Shelby County, AL 05/16/2011
State of Alabama
Deed Tax: \$5.00

Exhibit A

PROJECT # 09-10006



SURVEYOR'S NOTES:
 1. This is a Boundary Survey, made on the ground under the supervision of a registered land surveyor. Field survey was completed on January 11, 2011.
 2. Consulted the latest Federal Insurance Rate Map (F.I.R.M.) Map No. 01117C0260D, dated September 29, 2006 and found that the Parcel shown hereon does not lie in a special flood hazard area (Zone X).
 3. This survey was conducted without the benefit of an abstract of title, therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.
 4. This survey is not valid without the signature and raised or "red" seal of a licensed land surveyor.

Boundary Survey 0' 40' 80' 120'
 STATE OF ALABAMA
 SHELBY COUNTY

TO ALL INTERESTED PARTIES:
 SCALE: 1" = 40'

I hereby state that this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

LEGAL DESCRIPTION

A Parcel of land situated in the NW 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

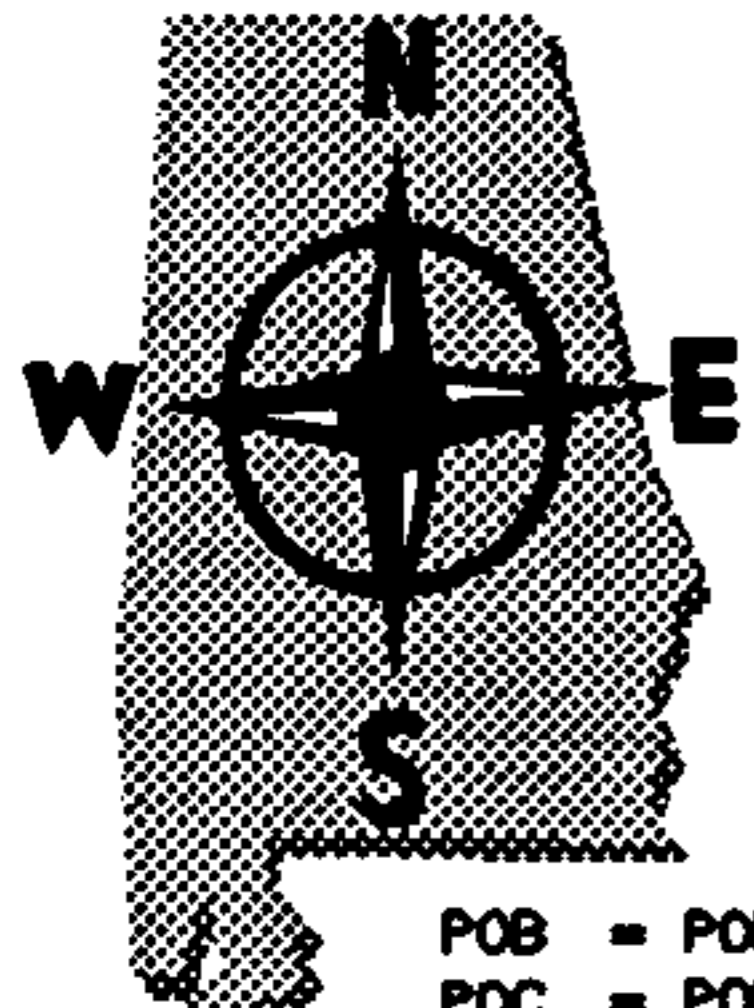
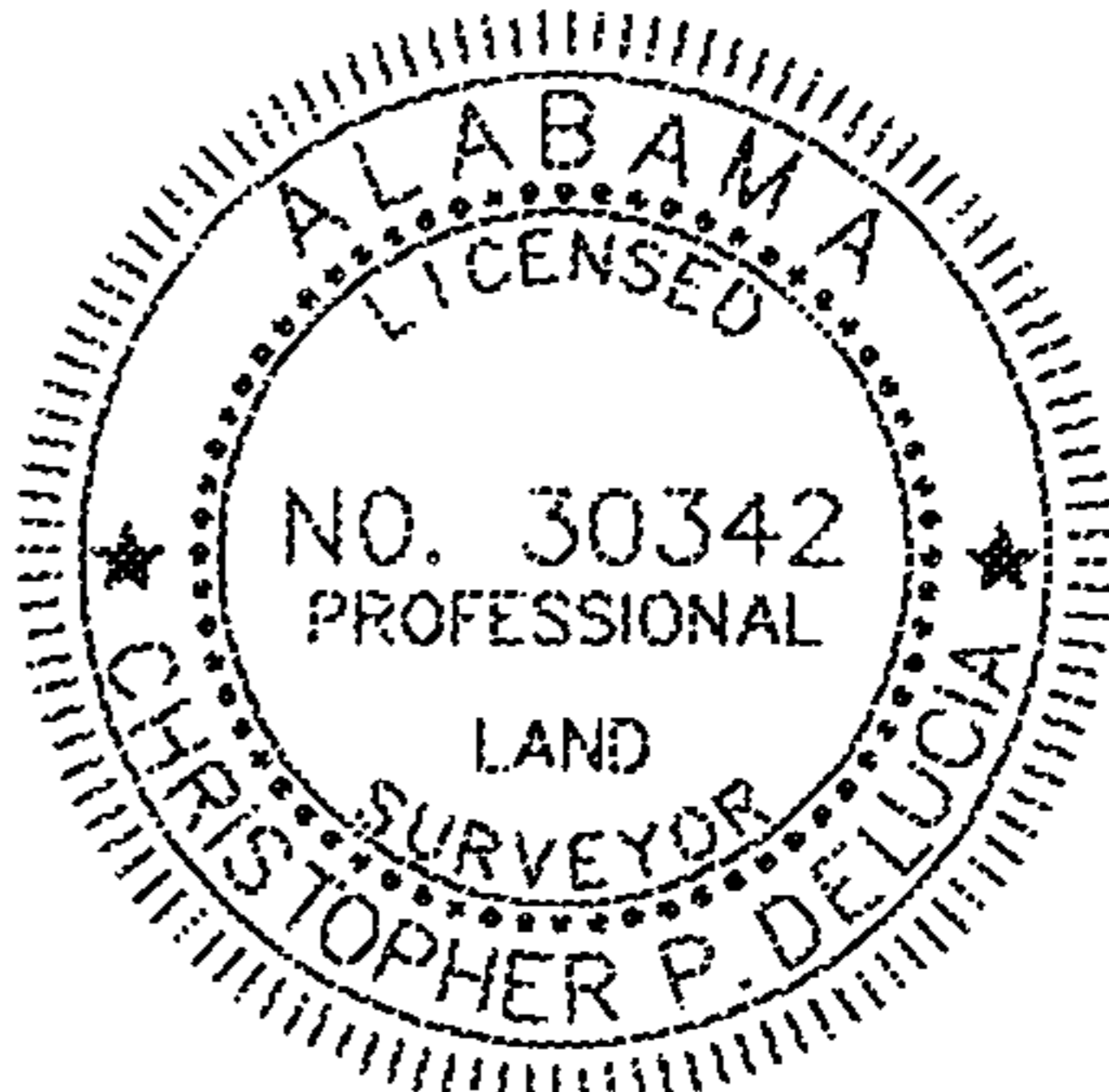
Commence at the NE corner of Lot 2 Hobbs Survey, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Mapbook 34, Page 41; thence S 13°13'59" E a distance of 100.00' to the Point of Beginning; thence S 63°38'54" E a distance of 78.94'; thence S 38°07'55" W a distance of 131.57'; thence N 47°49'35" W a distance of 77.43'; thence N 38°06'40" E a distance of 110.00' to the Point of Beginning.

Said parcel containing 0.21 acres, more or less.

GIVEN UNDER MY HAND AND SEAL, this the 16th day of January, 2011.

Christopher P. Delucia
 CHRISTOPHER P. DELUCIA ALABAMA REG. NO. 30342

CLIENT:
 ALABAMA YOUTH HOMES
 PO BOX 66
 WESTOVER, AL 35185
 CONTACT: LUKE MARSHALL



South Central Surveying
 RESIDENTIAL & COMMERCIAL LAND SURVEYING

157 DOGWOOD TRAIL
 ALABASTER, ALABAMA 35007
 PHONE 205-229-1993

POB = POINT OF BEGINNING Sq Ft = SQUARE FEET U.T.S. = UNABLE TO SET CONC. = CONCRETE ○ = POWER POLE
 POC = POINT OF COMMENCEMENT ☒ = COVERED PORCH/DECK (R) = RECORDED BEARINGS AND/OR DISTANCES ○ = CAPPED REBAR SET -op- = OVERHEAD POWER
 (M) = MEASURED BEARINGS AND/OR DISTANCES ● = IRON FOUND (DESCRIPTION) -*- = FENCE