

SEND TAX NOTICE TO:

(Name) Larry C. Hubbard & Janice L. Hubbard

(Address) 2550 Tahiti Terrace
Alabaster, Alabama 35007

332

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen thousand and no/100 ----- DOLLARS

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

James Davis Edmondson, a married man

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

Larry C. Hubbard and wife, Janice L. Hubbard

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantor herein for the purpose of identification.

The above described property constitutes no part of the homestead of the grantor herein or the grantor's spouse.

BOOK 336 PAGE 706

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, 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 hand(s) and seal(s), this 3rd day of April, 19 91

WITNESS:

(Seal)

(Seal)

(Seal)

James Davis Edmondson (Seal)
James Davis Edmondson (Seal)

(Seal)

STATE OF ALABAMA

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that James Davis Edmondson, a married man 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 3rd day of April, 19 91

Donna J. [Signature]
Notary Public

Exhibit "A"

A parcel of land situated in the SE 1/4 of NE 1/4 of Section 7, Township 22 South, Range 2 West, more exactly described as follows: Commence at the Southwest corner and proceed North 5 degrees 32 minutes East along the West boundary of said quarter-quarter section a distance of 331.50 feet to the North boundary of County Road; thence North 86 degrees 04 minutes East along this North boundary a distance of 390.28 feet to the P.T. of a curve to the left having a central angle of 35 degrees 22 minutes a radius of 379.61 feet and subtended by a cord bearing North 68 degrees 23 minutes East a distance of 230.63 feet; thence along this cord to the P.C. of said curve; thence North 50 degrees 42 minutes East along the North boundary of said road a distance of 280.00 feet to the point of beginning; thence continue along this 280.00 feet; thence North 39 degrees 18 minutes West a distance of 490.00 feet; thence South 50 degrees 42 minutes West a distance of 280.00 feet; thence South 39 degrees 18 minutes East a distance of 490.00 feet to the point of beginning.
Situating in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

James Davis Edmondson
James Davis Edmondson, Grantor

BOOK 336 PAGE 707

1. Dead Tax	\$ 19.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 3.00
4. Indexing	\$ 3.00
5. Notary Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 28.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 APR -3 PM 3:48

Thomas A. Sanderson, Jr.
JUDGE OF PROBATE