

SEND TAX NOTICE TO:

Stanley J. Hubbard  
(Name) Janet C. Hubbard  
112 Summer Place  
(Address) Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney  
2700 Hwy 280E, Suite 290E  
(Address) Birmingham, AL 35223

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of

One Hundred Ninety-Four Thousand Five Hundred and No/100's-----

to the undersigned grantor, McGinnis Construction Company, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Stanley J. Hubbard and Janet C. Hubbard (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama

Lot 4, Block 1, according to Map and Survey of Summer Place - First Sector, as recorded in Map Book 17, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to:  
Ad valorem taxes for 1994 and subsequent years not yet due and payable until October 1, 1994.  
Existing covenants and restrictions, easements, building lines and limitations of record.

\$135,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-20817

07/01/1994-20817  
10:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 68.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Rodney D. McGinnis who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of June 19 94

ATTEST:

McGinnis Construction Company, Inc.

By Rodney D. McGinnis President

Secretary

STATE OF Alabama  
COUNTY OF Jefferson }  
}

I, Clayton T. Sweeney a Notary Public in and for said County in said State, hereby certify that Rodney D. McGinnis whose name as President of McGinnis Construction Company, Inc. a 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 voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 24th

day of June

19 94

My commission expires: 05/29/95

Notary Public

Inst # 1994-20817