

This instrument was prepared by:
Anthony D. Snable, Attorney
2700 Highway 280 South
Suite 101
Birmingham, Alabama 35223

Send Tax Notices to:

Tina Toney
James Hughes
95 Water Oak Street
Montevallo, AL 35115

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
JEFFERSON COUNTY)

That in consideration of **TWENTY EIGHT THOUSAND** and 00/100-----
 (\$28,000.00) Dollars to the undersigned Grantor(s), **C. H. Maxwell**,
 an unmarried man (herein referred to as Grantor(s) in hand paid by
 the Grantee(s) herein, the receipt of which is hereby acknowledged,
 the said Grantor(s) do by these presents, grant, bargain, sell and
 convey unto the said **Tina Toney and James Hughes** (herein referred
 to as Grantee(s), 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

Subject to:

1. Advalorem taxes for the current tax year 1995.
2. Easements, restrictions and reservations of record.

TO HAVE AND TO HOLD, unto the said Grantee(s) 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 Grantee(s), 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 Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
18th day of January, 1995.

C. H. Maxwell

Inst # 1995-03443

02/07/1995-03443
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 41.50

Inst # 1995-03443

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that C. H. Maxwell, an unmarried man, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 18th day of January, 1995.


NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: _____


 Notary Public, Alabama State-at-Large
My Commission Expires April 5, 1998

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Commence at the Southeast corner of SE 1/4 of NE 1/4, Section 11, Township 24, Range 12 East and run North 3 deg. 30 min. West along said forty acre line 597 feet to the point of beginning; thence continue along said forty acre line in the same direction 135 feet thence south 86 deg. 30 min. West 280 feet to the east line of a public road; thence along same south 3 deg. 30 min. east and along the east line of said public road 135 feet; thence north 86 deg. 30 min. east 284.6 feet to the point of beginning. Said lot being designated as Lot 1 according to a survey made by Harvey A. Deason on October 25, 1963.

Also the right of ingress and egress along a public road lying immediately west of the above described lot and which leads from State Highway 155 Southerly to the south line of said forty acres.

Being located in SE 1/4 of NE 1/4, Section 11, Township 24 North, Range 12 East; being situated in Shelby County, Alabama.

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