

THIS INSTRUMENT PREPARED BY:
✓ **MAYNARD, COOPER & GALE, P.C.**
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
JOHN JEFFREY HUFF
5133 Weatherford Drive
Birmingham, Alabama 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED THIRTY SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$136,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **DONALD HUFF, a married man** (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **JOHN JEFFREY HUFF, LEIGH SPORT HUFF AND HAYWOOD MAL SPORT** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, Block 11, according to the survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama.

SUBJECT TO all easements, restrictions, reservations and rights of way appearing of record affecting the subject property.

\$122,850.00 of the total consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

NOTE: THE ABOVE REFERENCED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OR RESIDENCE OF THE GRANTOR.

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.

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09/12/1995-25282
12:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 25.00

Inst # 1995-25282

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

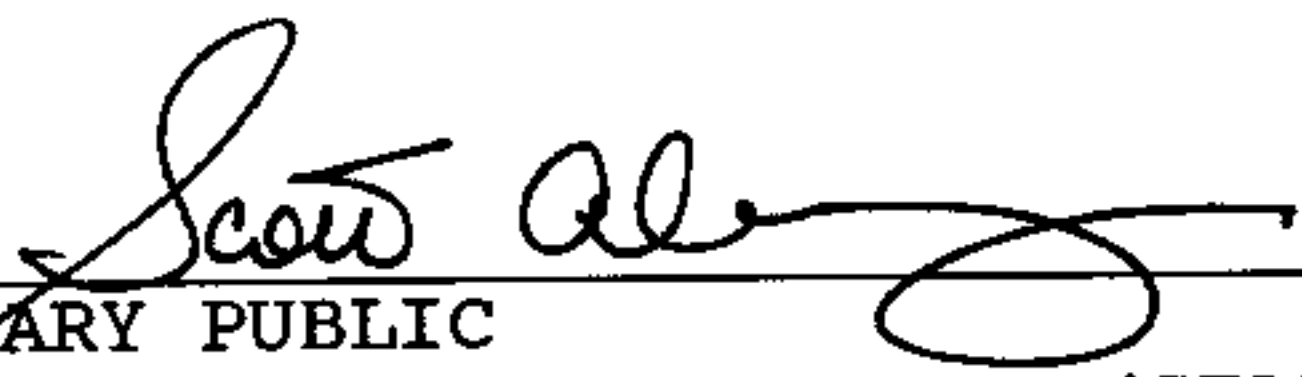
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8th day of September, 1995.


DONALD HUFF

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONALD HUFF, 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 8th day of September, 1995.


NOTARY PUBLIC (SEAL)

My Commission Expires: 1-19-98

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