

**This Instrument Was Prepared By:**

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

**SEND TAX NOTICE TO:**

James C. Hunt  
148 St. Charles Drive  
Helena, AL 35080

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of ONE HUNDRED TWENTY ONE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$121,900.00), to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **L & M HOMES, INC.**, a corporation, (herein referred to as Grantors) do grant, bargain, sell and convey unto **JAMES C. HUNT AND PATSY A. HUNT** (herein referred to as Grantees), as joint tenants with the right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 7, according to the Survey of St. Charles Place, Phase Two, Sector Four, as recorded in Map Book 20, Page 40, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$115,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 it does for itself, its successors and assigns covenant with said Grantees, their heirs and assigns, that it 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; that its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, L & M Homes the said GRANTOR, by its Secretary, MICHAEL MISKELLY who is authorized to execute this conveyance, has hereto set its signature and seal, this 15th day of February, 1996.

L & M HOMES

BY: Michael Miskelly  
MICHAEL MISKELLY, SECRETARY

STATE OF ALABAMA )

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL MISKELLY whose name as SECRETARY of L & M HOMES, 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, in his capacity 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 15th day of February, 1996.

Frank K. Bynum  
Notary Public  
Inst # 1996-05765

My Commission Expires: 11/20/96

zhunt

02/22/1996-05765  
12:21 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCB 15.00

Inst # 1996-05765