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This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Columbus N. Hobbs, III
(Address) 1712 Wingfield Circle
Birmingham, AL 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Seventeen Thousand and no/100ths-----\$317,000.00 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, Brent D. Wine and wife, Donna M. Wine (herein referred to as grantors), do grant, bargain, sell and convey unto Columbus N. Hobbs, III and Perry E. Hobbs, husband and wife (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 836, according to Brook Highland, an Eddleman Community, 8th Sector, 2nd Phase, as recorded in Map Book 16 page 96 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights or way, if any, of record.

\$ 235,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1996-21058

07/01/1996-21058
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 90.50

THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

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 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 17th day of May, 19 96.

WITNESS

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

[Signature] (Seal)
Brent D. Wine (Seal)
Donna M. Wine (Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brent D. Wine and wife, Donna M. Wine, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of May, A.D., 19 96.

9/3/97

My Commission Expires:

[Signature]
Notary Public