

SEND TAX NOTICE TO:

(Name) KEITH R. HUBBARD

(Address) 2166 HIGHWAY 13
HELENA, AL 35080

This instrument was prepared by Jim Keyes

(Name) Ausman, Keyes & Keyes, PC

(Address) 720 North 18th St., Bessemer, AL 35020

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-five Thousand and no/100 (\$25,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Debra K. Cooper, a married woman, Ruby Faye Hubbard, a married woman, George Houston Belcher, a married man and Delta Marie Hobson, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Keith R. Hubbard and wife, Ruby Faye Hubbard

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

The East 1/2 of the Northeast 1/4 of Southeast 1/4, LESS AND EXCEPT four acres in a square in the Northwest corner of the East 1/2 of the Northeast 1/4 of Southeast 1/4, all in Section 7, Township 21 South, Range 4 West.

Subject to:

1. Taxes due in the year 1996, a lien, but not yet payable.
2. Right of way in favor of Alabama Power Company recorded in Real Volume 65, page 524.
3. A non-exclusive easement granted to Robert N. Green as shown by deed recorded in Volume 299, page 620.
4. Less and except any portion of subject property which may be part of a roadway.
5. Coal, oil, gas and mineral and mining rights and all rights incident thereto including release of damages.

Recital: Twenty-three Thousand One Hundred Sixty-six and 06/100 (\$23,166.06) of the above consideration was provided by a purchase money mortgage of even date executed simultaneously herewith in favor of the Bank of Moundville.

Recital: The above conveyed real estate is not the homestead of any of the grantors.

09/27/1996-31976
12:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 the 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 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 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 24th

day of September, 19 96

WITNESS:

(Seal)

Debra K. Cooper
DEBRA K. COOPER

(Seal)

(Seal)

Ruby Faye Hubbard
RUBY FAYE HUBBARD

(Seal)

(Seal)

George Houston Belcher
GEORGE HOUSTON BELCHER

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

Delta Marie Hobson
DELTA MARIE HOBSON

(Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra K. Cooper, a married woman, Ruby Faye Hubbard, a married woman, George Houston Belcher, a married man and Delta Marie Hobson, a married woman 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

24th

day of

September

A. D., 19

96

My commission expires: 1/24/98

Jim Keyes III
Notary Public