

SEND TAX NOTICE TO:

(Name) Ronald E. Huskey, Jr.
137 Oak St.
 (Address) Alabaster, Al. 35007

This instrument was prepared by

(Name) Scott J. Humphrey, LLC
3821 Lorna Rd., Ste. 104
 (Address) Birmingham, Al. 35244

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred fifteen thousand seven hundred fifty and no/100 DOLLARS
 (\$115,750.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. David Grill and his wife Michelle B. Grill
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald E. Huskey, Jr. and Alison S. Huskey
 (herein referred to as GRANTEES) 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 of property being conveyed and which is incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$109,950.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

02/05/1997-03810
 11:32 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 NEL 17.00

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 31 day of January, 19 97.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

J. David Grill
Michelle B. Grill
 MICHELLE B. GRILL

 (Seal)

 (Seal)

 (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. David Grill and his wife Michelle B. Grill whose name s 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of January, A. D., 19 97

MY COMMISSION EXPIRES JANUARY 24, 1998

[Signature]
 Notary Public

Inst # 1997-03810

EXHIBIT A

A parcel of land in the SW 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of Lot 39 of Woodland Hills, First Phase, Third Sector as recorded in Map Book 6, Page 7 in the Office of the Judge of Probate of Shelby County, Alabama; thence run West along the South line of said lot 168.89 feet radial to a point on a clockwise curve on the Easterly right of way of Oak Street; said curve having a delta angle of 05 degrees 40 minutes 41 seconds and a radius of 305.03 feet; thence run Southerly along the arc of said curve 30.23 feet; thence continue tangent to curve, along said right of way 140.89 feet to the point of beginning; thence continue last course 10.00 feet to the point of a clockwise curve having a delta angle of 32 degrees 47 minutes 05 seconds and a radius of 199.97 feet; thence run along the arc of said curve 114.42 feet to the point of a counter-clockwise curve having a delta angle of 90 degrees 00 minutes 00 seconds and a radius of 25.00 feet; thence run along the arc of said curve 39.27 feet; thence continue tangent to said curve and Southeast along the North right of way of Hickory Street 126.48 feet; thence turn left 100 degrees 17 minutes 00 seconds and run Northeast 200.73 feet; thence turn left 20 degrees 30 minutes 31 seconds and run North 35.90 feet; thence turn left 91 degrees 59 minutes 32 seconds and run West 160.03 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1997-03810

02/05/1997-03810
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 17.00