

SEND TAX NOTICE TO:

(Name) James B. Hubbard
 7926 Highway 155
 (Address) Montevallo, Al. 35115

This instrument was prepared by

(Name) Jones & Waldrop
 1025 Montgomery Highway
 (Address) Birmingham, Al. 35216

Form 1-15 Rev. 5/92 #013/97

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 Eighty thousand and no/100 (\$80,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James R. Boswell and his wife Amy W. Boswell

(herein referred to as grantors) do grant, bargain, sell and convey unto
James B. Hubbard and Joyce M. 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:

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.

\$60,000.00 of the above mentioned purchase price was paid for
 from a mortgage loan which was closed simultaneously herewith.

Inst # 1997-04473

02/11/1997-04473
 09:52 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 BOB HCB 31.00

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 6
 day of February, 19 97.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

James R. Boswell (Seal)
 JAMES R. BOSWELL
Amy W. Boswell (Seal)
 AMY W. BOSWELL (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that James R. Boswell and his wife Amy W. Boswell
 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 have executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 6 day of February A.D. 19 97

James R. Boswell
 Notary Public

Inst # 1997-04473

EXHIBIT A

A parcel of land situated in the NW 1/4 of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of said NW 1/4 of said Section 7 and run in an easterly direction along the South line thereof for a distance of 304.85 feet, more or less, to an old crimped iron, said point being located on the Northeasterly right of way line of Highway #155 and being the point of beginning of the property herein described; thence turn an angle to the left of 127 degrees 15 minutes 40 seconds and run in a northwesterly direction along said right of way line for a distance of 341.40 feet, more or less, to an old crimped iron; thence turn an angle to the right of 96 degrees 35 minutes 40 seconds and run in a northeasterly direction for a distance of 55.48 feet to an old crimped iron; thence turn an angle to the right of 43 degrees 08 minutes 00 seconds and run in a southeasterly direction for a distance of 88.55 feet to an iron; thence turn an angle to the right of 34 degrees 28 minutes 00 seconds and run in a southeasterly direction for a distance of 142.00 feet to an iron; thence turn an angle to the right of 8 degrees 22 minutes 40 seconds and run in a southeasterly direction for a distance of 215.45 feet to an old open top pipe, said point being located on said South line of the NW 1/4 of Section 7; thence turn an angle to the right of 124 degrees 41 minutes 20 seconds and run in a westerly direction along said South line for a distance of 147.07 feet to the point of beginning of the herein described parcel of land.

Inst # 1997-04475

02/11/1997-04475
09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 31.00