

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) Julie L. Hubbard & Dorian W. Hubbard
(Address) 129 Timberleaf Circle
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Three Thousand Six Hundred and no/100(\$93,600.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, Larry Kent d/b/a Larry Kent Building Company (herein referred to as grantors), do grant, bargain, sell and convey unto Julie L. Hubbard and husband, Dorian W. 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:

Lot 17, according to the Survey of Timberleaf Townhomes, as recorded in Map Book 21, Page 31, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 91431.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1997-10351

04/03/1997-10351
03:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 11.00

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 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, I have hereunto set my hand(s) and seal(s) this 28th day of March, 19 97.

WITNESS

(Seal)

(Seal)

(Seal)



(Seal)
Larry Kent d/b/a

(Seal)
Larry Kent Building Company

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry Kent d/b/a Larry Kent Building Company, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of March, A.D. 1997.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES: MARCH 12, 2001

My Commission Expires



Notary Public