

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

HERBERT G. HOOD

Pruett, Brown, Turner,
Norton & Waldrup, L.L.C.
Attorneys at Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN and 00/100 (\$10.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, THADDEOUS A. HOOD AND CYNTHIA R. HOOD, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto HERBERT G. HOOD AND CYBIL C. HOOD, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

REFERENCE EXHIBIT "A" ATTACHED HERETO AND MADE HEREOF.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1997, which constitutes a lien, but are not yet due and payable until October 1, 1998.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Book 79, page 467.
3. Restrictions as shown on recorded map.
4. 100 foot building line form Shelby County Highway No. 86, as shown on recorded map.

\$00.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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.

03/12/1998-08557
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.03

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, THADDEOUS A. HOOD AND CYNTHIA R. HOOD, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of February, 1998.

Thaddeous A. Hood
THADDEOUS A. HOOD

Cynthia R. Hood
CYNTHIA R. HOOD

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that THADDEOUS A. HOOD AND CYNTHIA R. HOOD, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of February, 1998.

Glenn A. Puse
Notary Public

My commission expires: MY COMMISSION EXPIRES.
MAY 24, 1998

EXHIBIT "A"

A PART of LOT ONE of MAGNOLIA MOUNTAIN as recorded in Map Book 21,
Page 86 in the office of the Judge of Probate, Shelby County, Alabama;
Described as follows:

Commence at the Southwest corner of Section Three, Township 24 North,
Range 14 East, Shelby County, Alabama:

Thence run East along the South Section Line 938.57 feet,
Thence turn Left 76 deg. 19 min. 21 sec. and run Northeast 1247.62 feet
to the Southeast corner of said Lot One,
Thence continue last course 712.90 feet to the Northeast lot corner,
Thence turn Left 56 deg. 03 min. 58 sec. and run Northwest 175.00 feet
along the Southwest right-of-way of Shelby County Highway # 86 to the
POINT OF BEGINNING:

Thence turn Left 145 deg. 25 min. 20 sec. and run South 267.82 feet,
Thence turn Right 83 deg. 48 min. 37 sec. and run West 204.46 feet to a
point on the West line of said Lot ONE,
Thence turn Right 110 deg. 40 min. 36 sec. and run Northeast 400.00
feet along the West line to the Northwest corner of said Lot ONE,
Thence turn Right 123 deg. 56 min. 08 sec. and run Southeast 100.00
feet along said highway right-of-way to THE POINT OF BEGINNING.

SUBJECT TO and BENEFITING from a non-exclusive easement for
ingress, egress and utilities, described as the follows:

That portion of the 1.01 acre parcel lying North of the 100 foot
minimum building line and the East 20 feet of the 1.01 acre parcel
lying South of said 100 foot building line.

Containing 43,812 square feet (1.01 acre)

Inst # 1938-08557

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