

GENERAL WARRANTY DEED

(JOINTLY WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION)

THIS INSTRUMENT WAS PREPARED BY: DANIEL P. ROSSER, 3141 LORNA RD., BIRMINGHAM, AL 35216

WARRANTY DEED

STATE OF ALABAMA

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT IN CONSIDERATION OF ONE HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$123,500.00) TO THE UNDERSIGNED GRANTORS IN HAND PAID BY THE GRANTEE HEREIN, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, DAVID C. LONG AND DREW ANN LONG, HUSBAND AND WIFE, (HEREIN REFERRED TO AS "GRANTORS"), DOES GRANT, BARGAIN, SELL AND CONVEY UNTO WILLIAM M. HUDSON AND CANDY BARR-HUDSON, (HEREIN REFERRED TO AS "GRANTEEES"), FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION, THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 43, ACCORDING TO THE SURVEY OF DEARING DOWNS, 12TH ADDITION, 2ND PHASE, AS RECORDED IN MAP BOOK 16, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS, INCLUDING BUT NOT LIMITED TO THOSE AS RECORDED IN VOLUME 86, PAGE 126.

20 FOOT BUILDING LINE AT REAR OF SUBJECT PROPERTY AS SHOWN ON RECORDED MAP.

20 FOOT EASEMENT AT REAR OF SUBJECT PROPERTY AS SHOWN ON RECORDED MAP.

RESTRICTIONS AS RECORDED IN REAL BOOK 393, PAGE 138.

RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN VOLUME 55, PAGE 454.

RIGHT OF WAY TO SOUTHERN BELL TELEPHONE COMPANY AS RECORDED IN VOLUME 271, PAGE 720.

\$84,500.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITHE.

SEND TAX NOTICE TO: WILLIAM M. HUDSON 2566 BRIDLEWOOD DRIVE, HELENA, AL 35080

TO HAVE AND TO HOLD TO THE SAID GRANTEEES FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, AND TO THE HEIRS AND ASSIGNS OF SUCH SURVIVOR FOREVER, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION

AND WE DO FOR OURSELVES AND FOR OUR HEIRS, EXECUTORS, AND ADMINISTRATORS COVENANT WITH THE SAID GRANTEEES, THEIR HEIRS AND ASSIGNS, THAT WE ARE LAWFULLY SEIZED IN FEE SIMPLE OF SAID PREMISES; THAT THEY ARE FREE FROM ALL ENCUMBRANCES, UNLESS OTHERWISE NOTED ABOVE; THAT WE HAVE A GOOD RIGHT TO SELL AND CONVEY THE SAME AS AFORESAID; THAT WE WILL AND OUR HEIRS, EXECUTORS AND ADMINISTRATORS SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEEES, THEIR HEIRS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 27TH DAY OF MAY, 1999.

DAVID C. LONG

(SEAL)

DREW ANN LONG

(SEAL)

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT DAVID C. LONG AND DREW ANN LONG, 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 27TH DAY OF MAY, 1999.

DANIEL P. ROSSER

NOTARY PUBLIC  
MY COMMISSION NO. 220102  
06/18/1998 CERTIFIED  
10:34 AM  
SHELBY COUNTY JUDGE OF PROBATE  
00-118 37.00

06/16/1999-25287

RECEIVED  
1999-06-16  
SCL