

4.50
10.50
15.00

THIS INSTRUMENT PREPARED BY:
THOMAS L. FOSTER, ATTORNEY
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:
Mr. & Mrs. Thomas M. Hobson
417 North Lake Rd
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

10,350

That in consideration of --Two Hundred Four Thousand Nine Hundred & 00/100--(\$204,900.00) DOLLARS

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

Kenneth Bradley Burden, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas M. Hobson and Madelyn M. Hobson

(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 2, according to Final Plat of Subdivision, North Lake at Greystone, Phase 3, as recorded in Map Book 23, page 3, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$163,800.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

\$ 30,750.00 of the consideration recited above was paid from a second mortgage executed 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.

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 (I) have hereunto set our (my) hands and seals this 1st day of December, 2000.

Kenneth Bradley Burden
Kenneth Bradley Burden

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Bradley Burden, an unmarried man whose name(s) is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2000.

[Signature]
NOTARY PUBLIC

01/16/2001-01485
10:15 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MMB 21.50

Inst # 2001-01485