

This instrument was prepared by  
(Name) William H. Halbrooks  
#1 Independence Plaza, Suite 704  
(Address) Birmingham, Alabama 35209

Send Tax Notice To: James M. Hunter, Jr.  
name  
1005 Mill Springs Drive  
address  
Hoover, Alabama 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-Two Thousand and no/100-----(\$142,000.00) Dollars  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Sidney W. Smyer, III, an unmarried man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

James M. Hunter, Jr. and Marsha W. Hunter  
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit: **Inst. # 2001-12873**

**04/06/2001-12873**  
**07:54 AM CERTIFIED**  
SHELBY COUNTY JUDGE OF PROBATE  
17.00

See attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

\$139,000.00 of the purchase price recited above was  
paid from a mortgage loan closed simultaneously herewith.

*MWH*  
Grantees, their successors or assigns, agree not to further subdivide or  
sell parcels of subject property without the prior written consent of  
seller, his heirs or assigns.

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, I have hereunto set my hand(s) and seal(s), this 22nd  
day of March, 19 ~~19~~ 2001.

\_\_\_\_\_  
(Seal) Sidney W. Smyer, III (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Jefferson COUNTY General Acknowledgment

I, the undersigned  
Sidney W. Smyer, III, a Notary Public in and for said County, in said State, hereby certify that  
whose name(s) 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 22nd day of March A.D., 19 ~~19~~ 2001.  
William H. Halbrooks  
Notary Public  
William H. Halbrooks

**EXHIBIT "A"**

Commence at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 18, Township 18 South, Range 1 East, Shelby County, Alabama, and run South 00 degrees 00 minutes 00 seconds West along the East line of said 1/4-1/4 section for 1255.46 feet; thence North 90 degrees 00 minutes 00 seconds West for 1528.33 feet to the point of beginning; thence South 43 degrees 51 minutes 49 seconds East for 201.66 feet; thence South 33 degrees 38 minutes 20 seconds West for 52.33 feet; thence South 47 degrees 13 minutes 59 seconds West for 109.86 feet; thence South 40 degrees 15 minutes 56 seconds West for 130.00 feet; thence South 70 degrees 53 minutes 07 seconds West for 133.04 feet; thence South 50 degrees 20 minutes 09 seconds West for 44.55 feet; thence South 28 degrees 32 minutes 37 seconds West for 58.97 feet; thence South 04 degrees 13 minutes 54 seconds West for 63.06 feet; thence South 10 degrees 52 minutes 26 seconds East for 207.31 feet; thence South 11 degrees 48 minutes 52 seconds West for 17.16 feet; thence South 56 degrees 30 minutes 31 seconds West for 51.66 feet; thence South 89 degrees 48 minutes 48 seconds West for 46.52 feet; thence North 67 degrees 53 minutes 20 seconds West for 48.22 feet; thence North 63 degrees 50 minutes 39 seconds West for 26.54 feet; thence North 72 degrees 40 minutes 06 seconds West for 100.22 feet; thence North 30 degrees 17 minutes 45 seconds West for 403.37 feet to a point on the Southerly right of way line of Highway No. 41; thence run along said road right of way North 59 degrees 42 minutes 15 seconds East for 774.33 feet to the point of beginning. **Mineral and mining rights excepted.**

Inst # 2001-12873

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SHELBY COUNTY JUDGE OF PROBATE

002 CJ1 17.00