

SEND TAX NOTICE TO:
Phillip F. Hunter and Robin C. Hunter
2917 Mac Alpine Circle
Birmingham, Alabama 35242

This instrument was prepared by
Preferred Title Agency, Inc.
4317 Main Street
Pinson, Alabama 35126

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Phillip F. Hunter, and wife Robin C. Hunter

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

Phillip F. Hunter, and wife Robin C. Hunter

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 40, BLOCK 2, ACCORDING TO THE SURVEY OF SELKIRK, AS RECORDED IN MAP BOOK 6, PAGE 163, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2001 and subsequent years (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights of record, if any. (4) That certain mortgage to Southern Capital Resources, Inc. in the amount of \$93,500.00 dated July 9, 2001. (5) The purpose of this deed is to create a joint rights of survivorship.

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this July 9, 2001.

_____(Seal)

Phillip F. Hunter (Seal)
Phillip F. Hunter

_____(Seal)

Robin C. Hunter (Seal)
Robin C. Hunter

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Phillip F. Hunter and Robin C. Hunter, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 9th day of July, 2001.

Notary Public.

(Seal)

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
Closers' Choice

07/24/2001-30672
11:15 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 NSB

12.00

21908-1002-30672
Just