

This form provided by  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**  
Gerald Hobbs  
(Name)  
100 Hobbs Lane  
(Address) Storrett, AL 35147

This instrument was prepared by: Mike T. Atchison, Attorney  
P.O. Box 822  
Columbiana, Alabama 35051

Form 1-1-5 Rev. 4/99  
**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX**

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


That in consideration of Twenty-Five Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Lynda McManus, a married woman; Rita Parsons, a single woman;  
Orville Lybrand, a single man; and Greg Lybrand, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Gerald Hobbs and Laureen Hobbs

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

  
20030627000402850 Pg 1/1 38.00  
Shelby Cnty Judge of Probate, AL  
06/27/2003 09:47:00 FILED/CERTIFIED

Commence at the NW corner of Section 27, Township 19 South, Range 1 East; thence run South along said Section line a distance of 525.00 feet; thence turn an angle of 88 degrees 19 minutes 23 seconds left and run a distance of 288.08 feet to the point of beginning; thence continue along last described course a distance of 132.06 feet; thence turn an angle of 76 degrees 33 minutes 34 seconds right and run a distance of 100.00 feet; thence turn an angle of 51 degrees 20 minutes 39 seconds right and run a distance of 160.00 feet; thence turn an angle of 74 degrees 14 minutes 25 seconds right and run a distance of 196.90 feet; thence turn an angle of 107 degrees 52 minutes 36 seconds right and run a distance of 194.95 feet to the point of beginning.  
Situating in Shelby County, Alabama.  
According to survey of Rodney Y. Shiflett, RLS #21784, dated June 4, 2003.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

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 have hereunto set OUR hand(s) and seal(s), this 27th day of June, 2003.

**WITNESSES:**  
Lynda McManus (Seal) Rita Parsons (Seal)  
Orville Lybrand (Seal) Greg Lybrand (Seal)  
STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lynda McManus, Rita Parsons, Orville Lybrand, and Greg Lybrand whose name s 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 June A.D., 20-03 =  
My commission expires: 10-16-04  
Gerald F. Parsons  
Notary Public.