


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

Send Tax Notice to:
Brent & Shannon Hobbs
PO Box 286
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


20030912000612480 Pg 1/2 42.50
Shelby Cnty Judge of Probate, AL
09/12/2003 08:12:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED TWENTY THOUSAND FIVE HUNDRED DOLLARS AND NO/00 (\$120,500.00), and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, R. Allen Henke, a single man, William P. Henke, a married man and Mary Jean Henke, a married woman (herein referred to as grantor) bargain , sell and convey unto, Brent Hobbs and Shannon Hobbs (herein referred to as grantees), the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for legal description.

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

This property constitutes no part of the household of the grantor, or of her spouse.


\$92,250.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.


Mary Jean Henke and Mary Jean Henke Baumgartner are one in the same person.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of September 2003.


R. Allen Henke

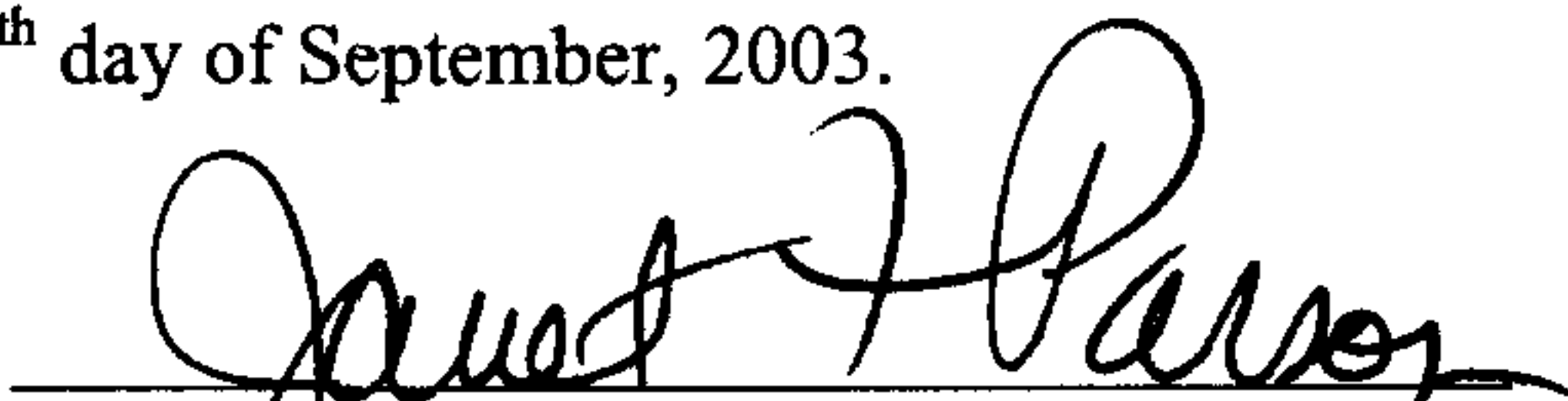

William P. Henke


Mary Jean Henke Baumgartner

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that R. Allen Henke, William P. Henke and Mary Jean Henke whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date in her capacity as Administrator.

Given under my hand and official seal this 9th day of September, 2003.


Notary Public

My commission expires: 10-16-04

EXHIBIT A

20030912000612480 Pg 2/2 42.50
Shelby Cnty Judge of Probate, AL
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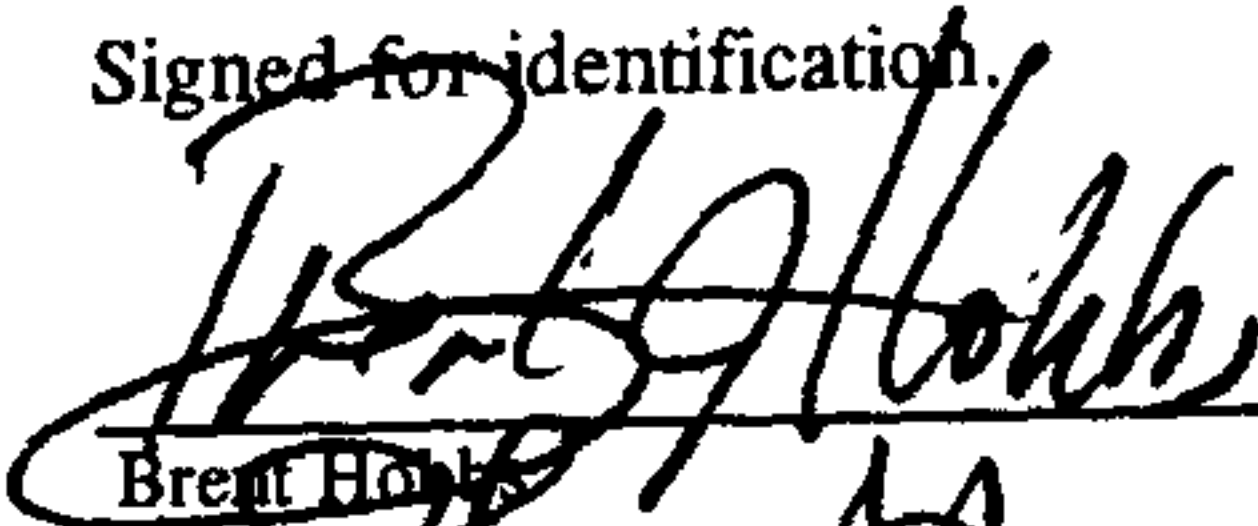
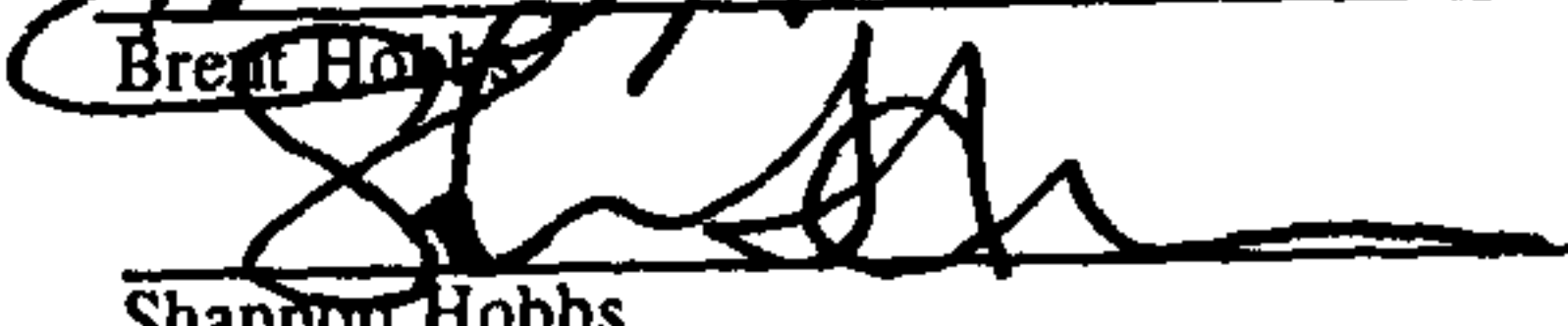
Legal description:

Commence at the Southwest corner of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 88 degrees 0 minutes 2 seconds East along the South line of said section a distance of 1388.72 feet; thence North 44 degrees 53 minutes 4 seconds West a distance of 256.61 feet to the point of beginning; thence continue along the last described course a distance of 741.01 feet; thence North 44 degrees 46 minutes 55 seconds West a distance of 110.23 feet; thence North 88 degrees 13 minutes 7 seconds East a distance of 845.67 feet; thence North 64 degrees 16 minutes 50 seconds East a distance of 743.39 feet to the edge of Lay Lake; thence along the edge of Lay Lake a distance of 198 feet, (chord bearing South 0 degrees 1 minute 0 seconds East and a chord distance of 190.20 feet); thence South 63 degrees 52 minutes 2 seconds West a distance of 339.44 feet; thence South 44 degrees 52 minutes 28 seconds West a distance of 864.24 feet to the point of beginning, also known as Parcel 2 of Dry Branch Estates, as recorded in Map Book 31, Page 36, in the Probate Office of Shelby County, Alabama.

Together with a non-exclusive 50 foot ingress, egress and utility easement, more particularly described as follows:

Commence at the Southwest corner of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 88 degrees 0 minutes 2 seconds East along the South line of said section a distance of 1388.72 feet; thence North 44 degrees 53 minutes 4 seconds West a distance of 256.61 feet to the point of beginning; thence 44 degrees 53 minutes 4 seconds along the Southwesterly line of a 50 foot ingress, egress and utility easement lying 50 feet Northeasterly of and parallel to described line; thence continue along the last described course a distance of 741.01 feet; thence North 44 degrees 46 minutes 55 seconds West a distance of 580.39 feet to the Southeasterly right of way line of Shelby County Hwy. 61 and the end of said easement.

Signed for identification.

	<u>9/9/03</u>
Brent Hobbs	Date
	<u>9/9/03</u>
Shannon Hobbs	Date
_____	Date

_____	Date
_____	Date
_____	Date