


This instrument prepared by:  
Estes, Sanders & Williams, LLC  
3800 Colonnade Parkway, Suite 330  
Birmingham, Alabama 35243

Send Tax Notice To:  
Jeffrey D. Hester  
102 Royal Place  
Pelham, Alabama 35124

**WARRANTY DEED**  
**Joint Tenants With Right of Survivorship**

  
20040408000182350 Pg 1/2 92.00  
Shelby Cnty Judge of Probate, AL  
04/08/2004 12:21:00 FILED/CERTIFIED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of the sum of **Three Hundred Eighty Nine Thousand Dollars and no 00/100 Dollars (\$389,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/we,

**James D. Hutton and Linda L. Hutton, Husband and Wife**  
**Linda L. Hutton and Linda Hutton, are one and the same person.**  
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

**Jeffrey D. Hester and Felecia W. Hester**

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

**Parcel I: Lot 5-A, according to Green Valley Realty's Resurvey of Lots 4, 6 and 7, Royal Oaks, Sixth Sector, as recorded in Map Book 19, Page 168, in the Probate Office of Shelby County, Alabama.**

**Parcel II:**

**Begin at the NW corner of Lot 5, a resurvey of Royal Oaks, 6<sup>th</sup> Sector, as recorded in Map Book 19, Page 68, Probate Office of Shelby County, Alabama, being located in Shelby County. Thence continue Westerly along North line of 1/4-1/4 section 85 more or less to the NW corner of 1/4 1/4 section; thence turn an angle to the left and run southeasterly along the West line one hundred feet. Thence turn an angle to the left and run 85 feet more or less to the Southwest corner of Lot 50-A, Resurvey, Royal Oaks, 6<sup>th</sup> Sector; thence turn an angle to the left and run 100 feet along the West line of said Lot 5-a to the point of beginning.**

Subject to: (1) 2004 ad valorem taxes not yet due and payable;  
(2) all mineral mining rights not owned by the Grantors; and  
(3) all easements, rights-of-way, restrictions covenants and encumbrances of record.

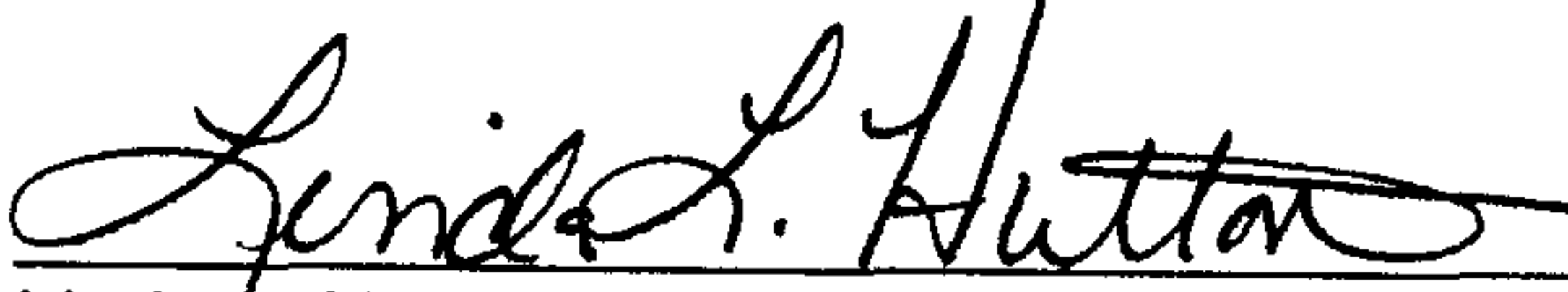
\$\_\_\_\_\_ of the consideration was paid from a mortgage loan closed simultaneously herewith.

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.

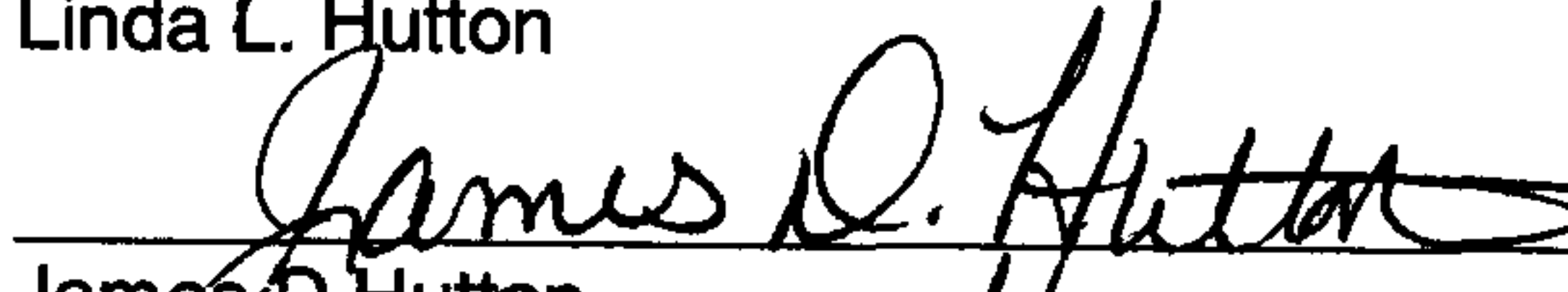
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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, I/we have set our/my hand(s) and seal(s), this 1st day of March, 2004.

\_\_\_\_\_(Seal)

  
Linda L. Hutton (Seal)

\_\_\_\_\_(Seal)

  
James D. Hutton. (Seal)

\_\_\_\_\_(Seal)

By:   
Linda Hutton, His Attorney in Fact (Seal)

STATE OF ALABAMA }

COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda L. Hutton, a married woman, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of April, 2004.



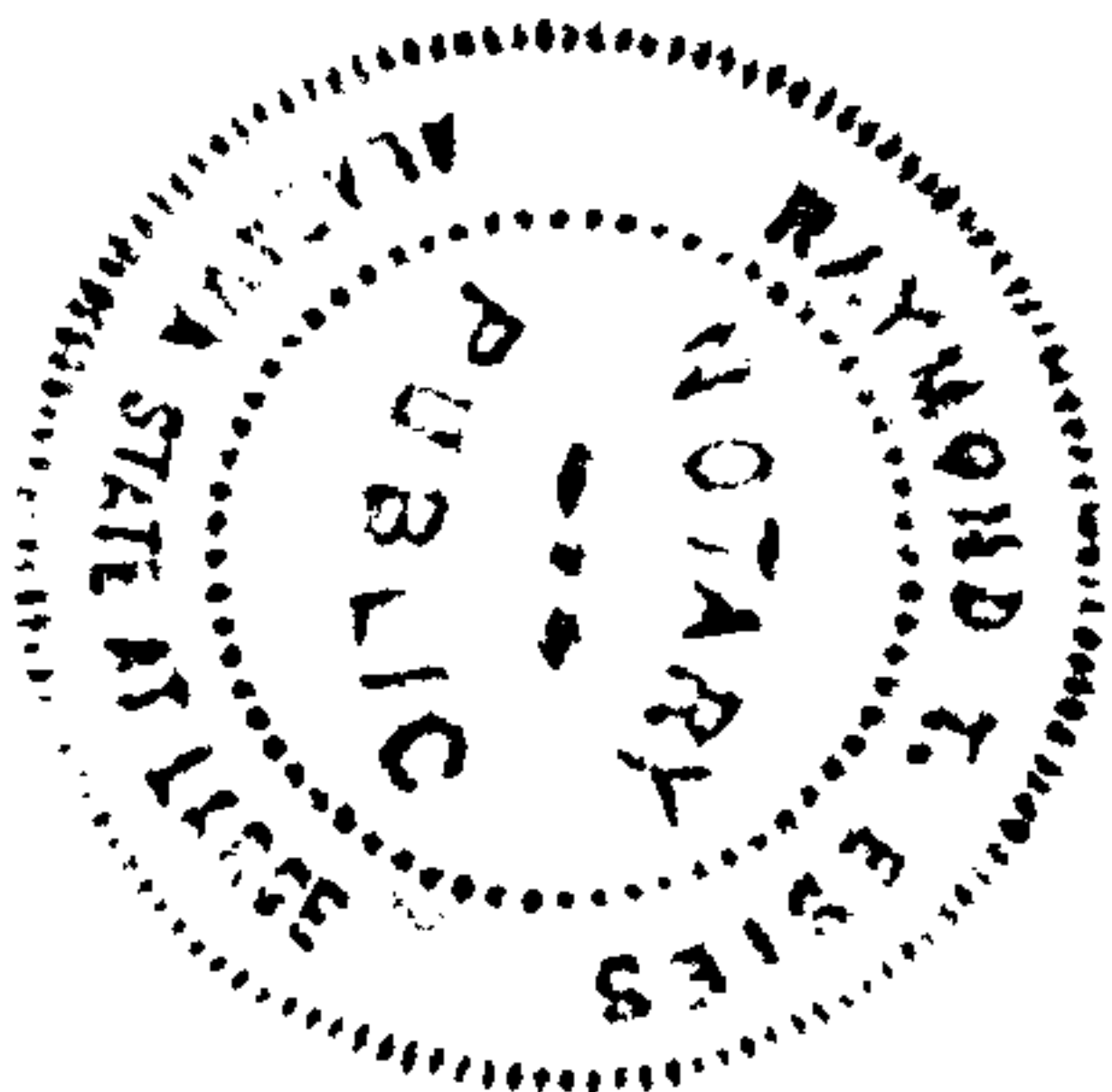
*Raymond T. Estes*  
Notary Public -

My Commission Expires: 07/11/07

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that Linda Hutton, whose name as Attorney in Fact for James D. Hutton, is signed to the foregoing conveyance, and who is known to me, acknowledged before me this date that, being informed of the contents of the conveyance, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of April, 2004.



*Raymond T. Estes*  
Notary Public -

My Commission Expires: 07/11/07

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