

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

Send Tax Notice to:
DOUGLAS & CAROLYN HUNT
150 Spring Branch Rd
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP



20040601000289460 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
06/01/2004 11:59:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration ONE HUNDRED EIGHTY THOUSAND DOLLARS AND NO/00 (\$180,000.00), and 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,

DANIEL P. GRISWOLD AND WIFE, SUE W. GRISWOLD

(herein referred to as grantor) grant, bargain, sell and convey unto,

DOUGLAS W. HUNT AND CAROLYN G. HUNT

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for legal description.
Situated in SHELBY County, Alabama.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2004 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 his spouse.

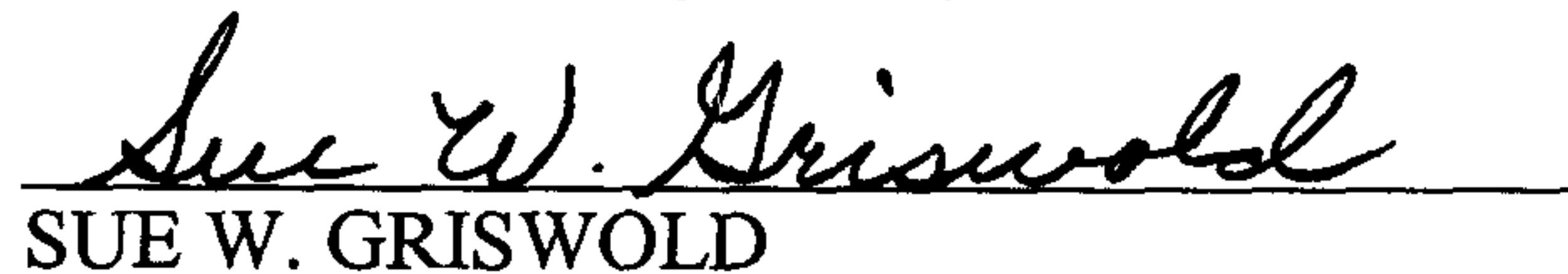
\$175,000.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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, 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 28TH day of May, 2004.


DANIEL P. GRISWOLD

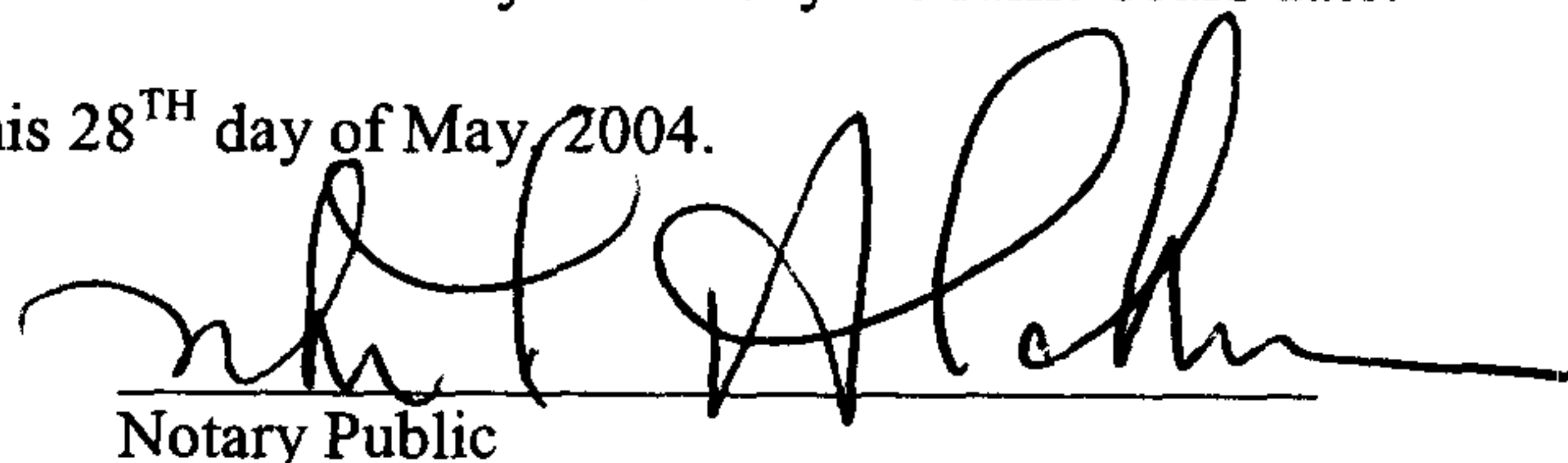

SUE W. GRISWOLD

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby
DANIEL P. GRISWOLD AND SUE W. GRISWOLD

whose names 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 28TH day of May 2004.


Notary Public

My commission expires: 10-16-04



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the northwestern corner of Lot 44 in Lacoosa Estates as shown on plat recorded in the Probate Office of Shelby County, Alabama in Map Book 5, Page 35 and run thence northeasterly along the northerly boundary of said Lot 44 a distance of 106.34 feet, more or less, to roadway; thence turn left and run northerly along the westerly right of way of said roadway a distance of 211.85 feet to the Southeasternmost corner of Lot 46, according to said map; thence run southwesterly along the southwesterly boundary of said Lot 46 to the water edge of Lay Lake; thence run southeasterly along the water edge of said Lay Lake to the point of beginning. Situated in Shelby County, Alabama.