

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 160
Birmingham, AL 35223

SEND TAX NOTI
Danny G. Hudson
Helen Hudson
2029 Brook Highland Ridge
Birmingham, AL 35242



20040730000424060 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
07/30/2004 11:34:00 FILED/CERTIFIED

STATE OF ALABAMA}
COUNTY OF SHELBY}

TITLE NOT EXAMINED

DBH
\$5,000

Warranty Deed/JTWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN DOLLARS (\$10.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we Karon Hudson Davis, a married woman, Danny G. Hudson and wife, Helen Hudson, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto Danny G. Hudson and Helen Hudson (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

See attached Exhibit "A"

Subject to:
Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004. Existing covenants and restrictions, easements, building lines, and limitations of record.

The property conveyed herein does not constitute the homestead of the Grantors or their spouses.

The preparer of this instrument makes no representations as to the condition of the title to the property conveyed herein.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 29 day of July, 2004.

Karon Hudson Davis

Danny G. Hudson

Helen Hudson

STATE OF ALABAMA}
COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Karon Hudson Davis and Danny G. Hudson and Helen Hudson, 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 29 day of July, 2004.

Notary Public
My Commission Expires Jan 11, 2005

EXHIBIT "A"

State of Alabama
Shelby County

A parcel of land located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 18 South, Range 1 West, more particularly described as follows: Begin at the Southwest corner of Lot 7 of Hudson's Addition to Brook Highlands, as recorded in Map Book 31, Page 37 in the office of the Judge of Probate in Shelby County, Alabama; thence westerly along the projection of the southerly line of said Lot 7, a distance of 29.81 feet; thence 122 degrees 59 minutes 46 seconds right, in a northeasterly direction, a distance of 365.00 feet; thence 5 degrees 55 minutes 30 seconds right, in a northeasterly direction, a distance of 180.06 feet; thence 77 degrees 48 minutes 35 seconds right, in a southeasterly direction, a distance of 40.00 feet to the most northerly corner of Lot 4 in said Hudson's Addition; thence 104 degrees 07 minutes 05 seconds right in a southwesterly direction along the northwesterly line of Lots 4 and 5 in said Hudson's Addition, a distance of 125.60 feet; thence 3 degrees 55 minutes 37 seconds left, in a southwesterly direction along the northwesterly line of Lot 6 in said Hudson's Addition, a distance of 148.84 feet; thence 2 degrees 36 minutes 02 seconds left in a southwesterly direction along said Lot 7, a distance of 259.40 feet to the Point of Beginning

J.W.