

CORPORATION WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:

ROBERT H. HUNT AND CATHY WALKER HUNT

171 THOROUGHBRED LANE

ALABASTER, ALABAMA 35007



20040831000485620 Pg 1/1 23.50  
Shelby Cnty Judge of Probate, AL  
08/31/2004 09:39:00 FILED/CERTIFIED

That in consideration of

THAT IN CONSIDERATION OF **Two Hundred Forty-Six Thousand Nine Hundred and 00/100 DOLLARS (\$246,900.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **FREEDOM PROPERTIES, LLC**

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

**ROBERT H. HUNT AND CATHY HUNT**

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

**LOT 86, ACCORDING IN THE SURVEY OF FINAL PLAT OF SADDLE LAKE FARMS, SECONDS ADDITION, PHASES 3, 4, 5, AND 7, AS RECORDED IN MAP BOOK 29, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Subject to Easements, Restrictions and rights of way of record.**

**\$197,600.00** of the Purchase Price was obtained by a **First Purchase Money Mortgage** filed simultaneously herewith.

**\$37,000.00** of the Purchase Price was obtained by a **Second Purchase Money Mortgage** filed simultaneously herewith.

To Have And To Hold unto the said Grantees **ROBERT H. HUNT AND CATHY HUNT** 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, the said **FREEDOM PROPERTIES, LLC**, by **EDGAR FOGLEMAN** its **MANAGING MEMBER**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the **4th** day of **August** **2004**.

ATTEST:

**FREEDOM PROPERTIES, LLC**  
**BY: EDGAR FOGLEMAN**  
**ITS: MANAGING MEMBER**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that **EDGAR FOGLEMAN** whose name as **MANAGING MEMBER** of **FREEDOM PROPERTIES, LLC**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the **4th** day of **August**, **2004**.

Notary Public

My Commission Expires: **2-19-07**

67079A  
PREPARED BY: ALAN KEITH  
2100 LYNNGATE DRIVE  
HOOVER, ALABAMA 35216