

SEND TAX NOTICE TO:


(Name) Brian V. Marvin  
 655 Mountain View Lane  
 (Address) Columbiana, Al. 35051

This instrument was prepared by

(Name) Patricia K. Martin, PC  
 2090 Columbiana Rd.  
 (Address) Birmingham, Al. 35216

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -

  
 20040908000499680 Pg 1/2 97.00  
 Shelby Cnty Judge of Probate, AL  
 09/08/2004 08:56:00 FILED/CERTIFIED

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four hundred fifteen thousand and no/100 (\$415,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Donald B. Hoffman and his wife Bonnie L. Hoffman

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Brian V. Marvin and Jerri A. Marvin

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Mineral and mining rights excepted.

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

\$332,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

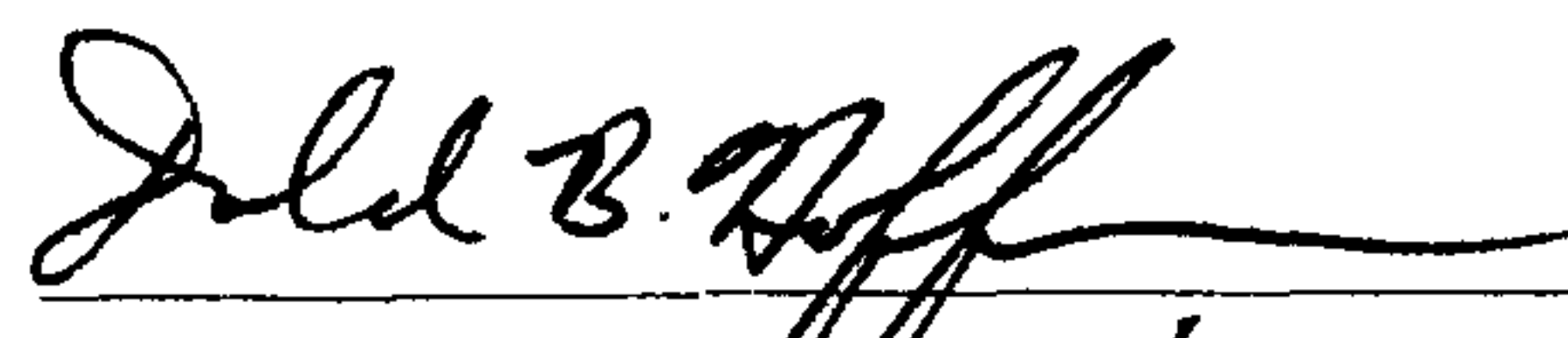

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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, We have hereunto set OUR hand(s) and seal(s), this 18  
 day of August, 2004.

WITNESS:


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

  
 DONALD B. HOFFMAN (Seal)  
  
 BONNIE L. HOFFMAN (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Doanld B. Hoffman and his wife Bonnie L. Hoffman whose name S 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of August, 2004 A. D.,

MY COMMISSION EXPIRES: 4/28/08  Notary Public.

## **EXHIBIT "A"**

**A part of Lot 1-B, according to the Jordan Resurvey of Lot 1 of Bosshart Resurvey of Parcel "L" Tract Nine Subdivision, said Resurvey recorded in Map Book 29, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:**

**Begin at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 20 South, Range 1 West, said corner also being the Northeast corner of said Lot 1 of Bosshart Resurvey of Parcel "L" - Tract Nine Subdivision, now known as Lot 1-B of Jordan Resurvey; thence run Southwesterly along the North line of said Lot 1-B for 660.21 feet; thence 89° 06' 50" left and run Southwesterly for 664.48 feet to an existing corner of said Lot 1-B, thence 91° 02' 04" left and run Northeasterly for 661.06 feet to a point on the East line of said Lot 1-B, said point being 662.75 feet North of the Southeast corner of said Lot 1-B; thence 89° 02' 13" left and run Northeasterly along the East line of said Lot 1-B for 662.75 feet to the point of beginning.**

**Also and together with and subject to:**

**A 30 foot wide private non-exclusive ingress and egress easement across the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:**

**Commence at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 22, Township 20 South, Range 1 West, said point being the Southeast corner of aforementioned Lot 1 of said Bosshart Resurvey of Parcel "L" - Tract Nine Subdivision, Map Book 13, Page 60, Shelby County, Alabama; thence run Northerly along the East line of said 1/4 1/4 section for 15.00 feet to the point of beginning of the centerline of a 30 foot wide private ingress-egress easement; thence 64° 20' 15" left and run Northwesterly for 464.98 feet to a point; thence 36° 35' 43" right and run Northwesterly for 99.48 feet to a point; thence 19° 36' 00" right and run Northwesterly for 92.32 feet to a point; thence 29° 05' 20" right and run Northeasterly for 91.34 feet to a point; thence 05° 00' 50" right and run Northeasterly for 84.50 feet to a point; thence 13° 12' 20" left and run Northeasterly for 51.13 feet to a point; thence 03° 03' 25" left and run Northeasterly for 50.35 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 22, Township 20 South, Range 1 West, said point being the end of said easement.**