

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

Send Tax Notice to:
GLEN A. JOINER
2866 Spiretown Rd
Columbiana AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

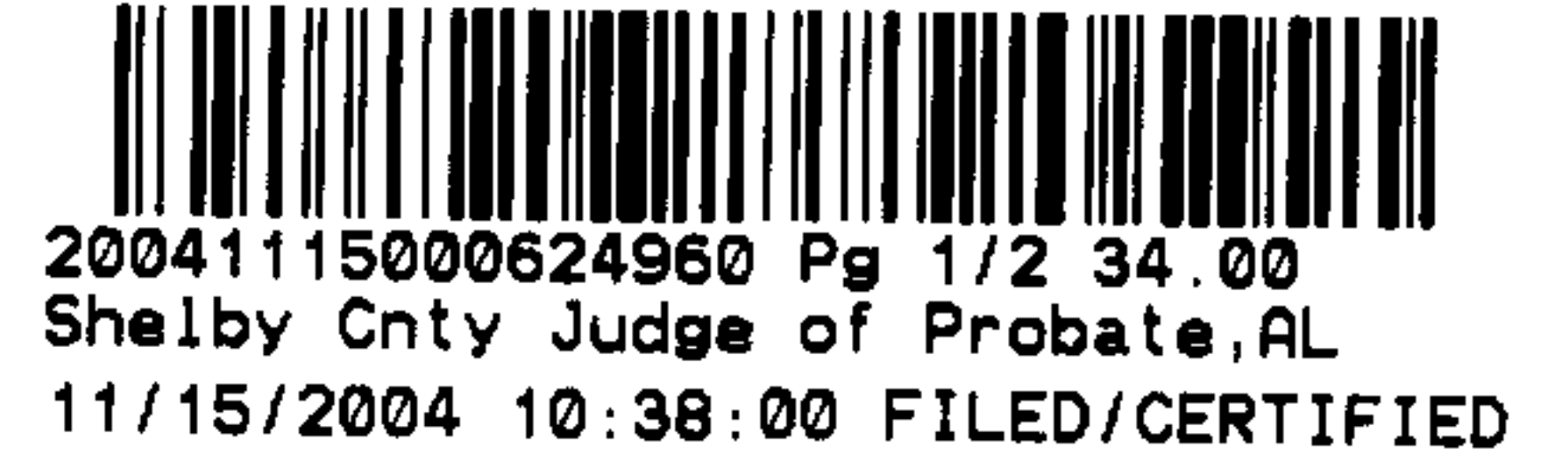
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration TWENTY THOUSAND AND NO/00 (\$20,000.00), 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,

DONNIE L. HUGHES AND WIFE, KIMBERLY L HUGHES

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

GLEN A. JOINER



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

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.
Situated in SHELBY County, Alabama.

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

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 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 11TH day of November 2004.

Donnie L. Hughes
DONNIE L. HUGHES

Kimberly L. Hughes
KIMBERLY L. HUGHES

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby
DONNIE L. HUGHES AND KIMBERLY L. HUGHES

whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11TH day of November, 2004.

[Signature]
Notary Public

My commission expires: ~~10-16-08~~
2-20-07

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the NE 1/4 of the SE 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of the NE 1/4 of the SE 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 2 degrees 17 minutes 31 seconds West along the West line of said SE 1/4 of the NE 1/4 a distance of 199.82 feet; thence South 41 degrees 40 minutes 08 seconds East a distance of 747.83 feet to the POINT OF BEGINNING; thence South 41 degrees 40 minutes 06 seconds East a distance of 190.00 feet to the northerly right of way of Ventana Drive; thence North 80 degrees 14 minutes 14 seconds East along said right of way a distance of 331.00 feet to a point of curve to the right having central angle of 24 degrees 00 minutes 01 second and a radius of 265.23 feet; thence along the arc of said curve and along said right of way a distance of 111.10 feet; thence South 75 degrees 45 minutes 48 seconds East along said right of way a distance of 48.00 feet to a point of curve to the left having a central angle of 21 degrees 30 minutes 02 seconds and a radius of 233.36 feet; thence along the arc of said curve and along said right of way a distance of 87.57 feet; thence North 82 degrees 44 minutes 12 seconds East along said right of way a distance of 68.00 feet to a point of curve to the left having a central angle of 132 degrees 00 minutes 34 seconds and having a radius of 25.00 feet, said point also the intersection of said right of way and the westerly right of way of Dusty Hollow Road; thence along the arc of said curve and leaving said Ventana Drive right of way and along said Dusty Hollow Road a distance of 57.60 feet; thence North 49 degrees 16 minutes 22 seconds West along said right of way a distance of 484.47 feet to a point of curve to the right having a central angle of 8 degrees 07 minutes 29 seconds and a radius of 412.28 feet; thence along the arc of said curve and along said right of way a distance of 44.07 feet; thence South 52 degrees 19 minutes 40 seconds West and leaving said right of way a distance of 477.32 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated May 4, 2001.

Also conveyed is a 1/31 per cent interest in that certain private roadway which abuts the above described property and which is described in deed to Guy L. Burns recorded in Deed Book 325, Page 931.

LESS AND EXCEPT: Any part of subject property which lies within the bounds of the abutting road, as shown by Deed Book 325, Page 931.