SEND TAX NOTICE TO:

Mr. & Mrs. James C. Hubbard
345 Waterford Cove Trail
Calera, AL 35040

20070306000101170 1/2 $60.00
Shelby Cnty Judge of Probate, AL
03/06/2007 12:28:44PM FILED/CERT

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:
JEFFERSON COUNTY:

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWO HUNDRED AND THIRTY THOUSAND AND NO/100.....($230,000.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **JAMES MARVIN CLARK and TRACY L. CLARK, Husband and Wife (herein referred to as grantors)**, do grant, bargain, sell and convey unto **JAMES C. HUBBARD and PAMELA A. HUBBARD (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 735, according to the Survey of Waterford Cove Sector 1, as recorded in Map Book 28, Page 68, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Property taxes for 2007 and subsequent years, not yet due and payable.
2. Easements and building lines as shown on recorded map.
3. Restrictions appearing of record in Inst.# 2001-25860.
4. Restrictive Covenant and Grant of Land Easement to Alabama Power in Inst. # 2002-18705.
5. Right(s) of way to F. Craig Mitchell, as recorded in Deed Book 259, Page 725.
6. Right(s) of way to Milford Lee, as recorded in Deed Book 317, Page 30.
7. Right(s) of way to Shelby County, as recorded in Deed Book 240, Page 36.
8. Right(s) of way to State of Alabama, as recorded in Book 278, Page 5.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 345, Page 744 and Inst. # 1995-1640.
10. Terms and conditions as set out in Inst. # 1995-1640.
11. Terms, agreements and right of way to Alabama Power Company as recorded in Inst. # 20040206000061990.

$184,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

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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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 2nd day of March, 2007.

James Marvin Clark (Seal)
JAMES MARVIN CLARK

Tracy L Clark (Seal)
TRACY L. CLARK

Shelby County, AL 03/06/2007
State of Alabama

Deed Tax:$46.00

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JAMES MARVIN CLARK and TRACY L. CLARK, Husband and Wife**, 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 2nd day of March, 2007.

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires:_____