

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
242 Tradewinds Cir.
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY



20070314000114890 1/2 \$166.00
Shelby Cnty Judge of Probate, AL
03/14/2007 11:12:04AM FILED/CERT

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED FIFTY TWO THOUSAND DOLLARS (\$152,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, we, **JUDY A. CLARK AND BILLY DEAN CLARK JR., HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JERRY A. HUBBARD AND DOROTHY L. HUBBARD, HUSBAND AND WIFE** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Third Sector of Port South, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.

Subject to:

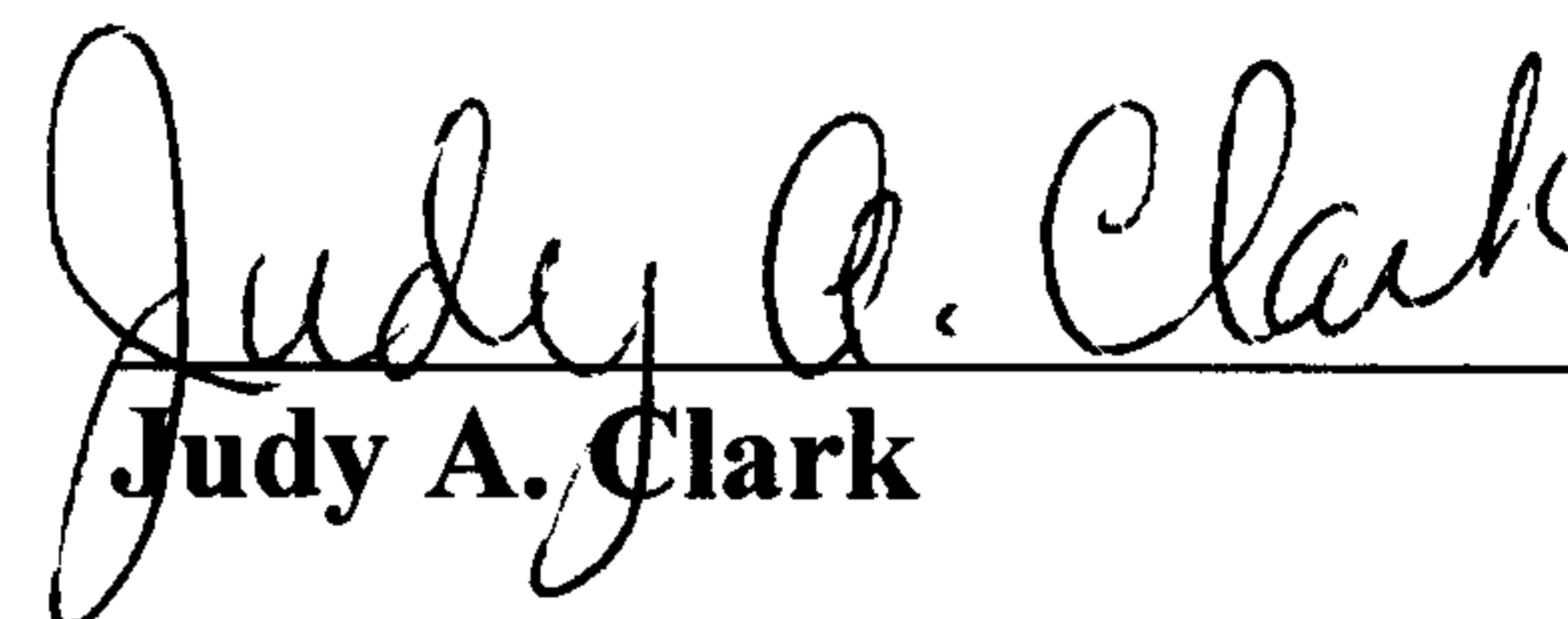
(1) Taxes or assessments for the year 2007 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) 35-foot building setback line along Tradewinds Circle and Port South Lane, and a 5-foot easement along the Southerly lot line, as shown on the recorded map of said subdivision. (b) Covenants, conditions, and restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Misc. Book 29, Page 557. (c) Transmission Line Permit to Alabama Power Company recorded in Deed Book 318, Page 11. (d) Right-of-way to Colonial Pipeline Company recorded in Deed Book 223, Page 431. (e) Agreement with Alabama Power Company as to underground electrical distribution as recorded in Misc. Book 29, Pages 400 and 406. (f) Reservation of mineral and mining rights in the instrument recorded in Deed Book 259, Page 171, Deed Book 246, Page 97, together with the appurtenant rights to use the surface. (g) Right-of-way and easement permit from Bennett Properties, Inc., to Alabama Power Company as recorded in Deed Book 322, Page 524. (h) Agreement with Plantation Pipe Line Company as recorded in Deed Book 26, page 104.

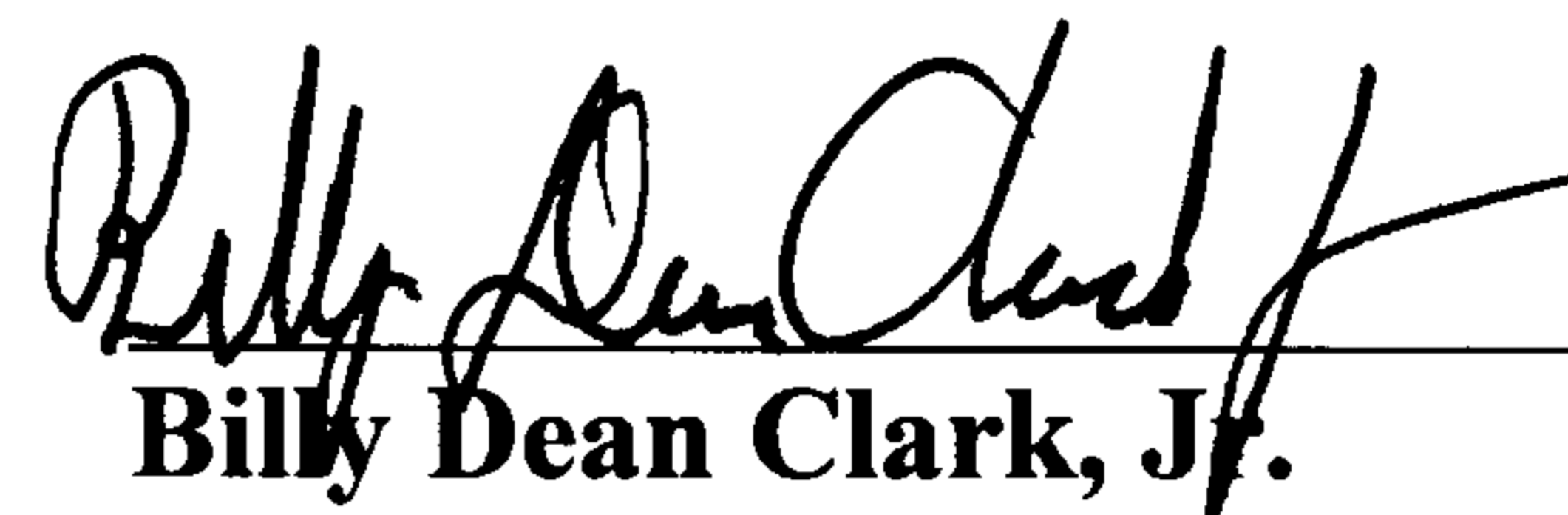
\$100,000.00 of the purchase price recited above was paid from a mortgage loans closed simultaneously herewith.

To Have And To Hold to 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 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 grantees, 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 said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 12th day of March, 2007.

 (SEAL)
Judy A. Clark

 (SEAL)
Billy Dean Clark, Jr.


Shelby County, AL 03/14/2007
State of Alabama

Deed Tax: \$152.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **JUDY A. CLARK AND BILLY DEAN CLARK, JR., 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March, 2007.



Notary Public

