

This instrument was prepared by

A, Vincent Brown, Jr.  
510 North 18th Street  
Bessemer, AL 35020

File #0309-05

SEND TAX NOTICE TO:

Harold D. Wright  
Donna Wright  
1380 River Road  
Helena, Alabama 35080

**WARRANTY DEED**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**\$0.00** of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

**STATE OF ALABAMA  
COUNTY OF Shelby**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Seventy-Five Thousand and 00/100 (\$75000) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Leonard Belcher, a married man, and Keith Hubbard, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Harold D. Wright and Donna Wright, as husband and wife** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama to-wit:**

**SEE EXHIBIT "A" ATTACHED HERETO AS THE LEGAL DESCRIPTION  
SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTOR(S) NOR THEIR  
SPOUSE(S).**

SUBJECT TO:

1. Taxes due in the year of 2009, a lien, but not yet payable, until October 1, 2009.  
**Parcel ID: 25-6-13-0-000-006.001**
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate of interest or mortgage thereon covered by this Commitment.
3. (A) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
4. Rights or claims of parties in possession not shown by the Public Records.
5. Any facts, rights, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
6. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
8. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
9. Less and except that part of subject property located within the current boundary of any roadway.
10. Any lien for services, labor or material in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the Public Records.

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 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 said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), **Leonard Belcher and Keith Hubbard**, have hereunto set my (our) hand(s) and seal(s) this **23rd** day of **March, 2009**.

 (SEAL)  
**Leonard Belcher**

 (SEAL)  
**Keith Hubbard**


Shelby County, AL 04/02/2009  
State of Alabama

Deed Tax: \$75.00

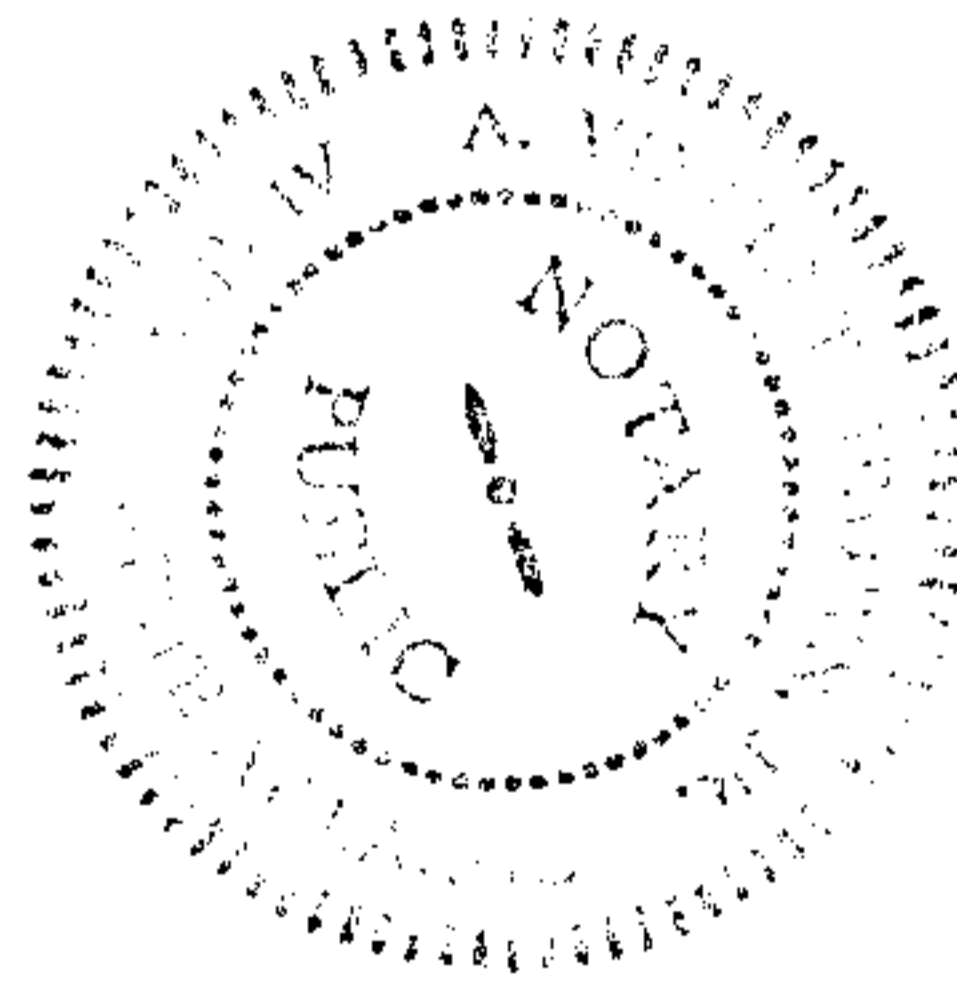
STATE OF ALABAMA  
JEFFERSON COUNTY

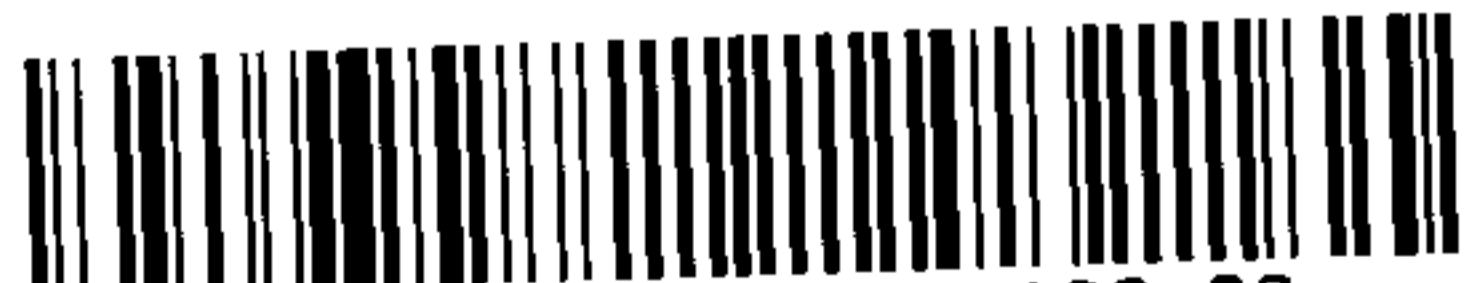
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Leonard Belcher, a married man and Keith Hubbard, a married man** whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **23rd** day of **March, 2009**.




Notary Public  
My commission expires **11-29-2011**



  
20090402000121610 2/3 \$92.00  
Shelby Cnty Judge of Probate, AL  
04/02/2009 02:50:06PM FILED/CERT

## Legal Description

**Begin at the Northeast corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 13, Township 21 South, Range 5 West, Shelby County, Alabama, and run thence Westerly along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  a distance of 1,077.19 feet to a point in the centerline of an old abandoned (for travel) dirt road; thence turn an angle of 136 degrees 14 minutes 11 seconds left and run Southeasterly along the centerline of said road a distance of 55.26 feet to a point; thence turn an angle of 1 degree 56 minutes 11 seconds left and continue along said centerline of road a distance of 104.24 feet to a point; thence turn an angle of 5 degrees 31 minutes 54 seconds left and continue along the centerline of said road a distance of 81.08 feet to a point; thence turn an angle of 6 degrees 19 minutes 42 seconds right and continue along said centerline of road a distance of 287.73 feet to a point; thence turn an angle of 11 degrees 59 minutes 18 seconds left and continue along said centerline of road a distance of 99.94 feet to a point; thence turn an angle of 19 degrees 39 minutes 30 seconds left and continue along the centerline of said road a distance of 107.72 feet to a point; thence turn an angle of 6 degrees 00 minutes 12 seconds right and continue along the centerline of said road a distance of 123.57 feet to a point; thence turn an angle of 38 degrees 10 minutes 12 seconds right and continue along said centerline of road a distance of 114.03 feet to a point; thence turn an angle of 5 degrees 40 minutes 00 seconds right and continue along said centerline of said road a distance of 63.13 feet to a point; thence turn an angle of 79 degrees 42 minutes 22 seconds left and run easterly a distance of 335.33 feet to a point on the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$ ; thence turn an angle of 92 degrees 11 minutes 17 seconds left and run Northerly along the said East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  a distance of 650.58 feet to the point of beginning.**

  
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