

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Sixty Thousand and NO/100 (\$60,000.00) Dollars and other good and valuable consideration to the undersigned, Judy E. Hobbs, as Personal Representative of the Estate of Bertha Prince Hobbs, deceased, Probate Case No. 2009/213, Mark A. Hobbs and wife, Judy E. Hobbs, Keith Hobbs, a married man and Brent Hobbs, a married man, herein referred to as Grantor(s), in hand paid by Keith Hobbs, a married man and Brent Hobbs, a married man herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor(s) do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Exhibit "A" - Legal Description

Grantors are all the heirs of Bertha Prince Hobbs, deceased, Probate Case No. 2009/213 as filed in the Probate Court of Talladega County, Alabama.

Grantors are all the sole surviving heirs of Henry A. Hobbs. Henry A. Hobbs died on 9/16/2006.

No part of the dscribed property constitutes the Homestead of Grantors herein above stated.


This Instrument was prepared without benefit of title examination on the part of the preparer.

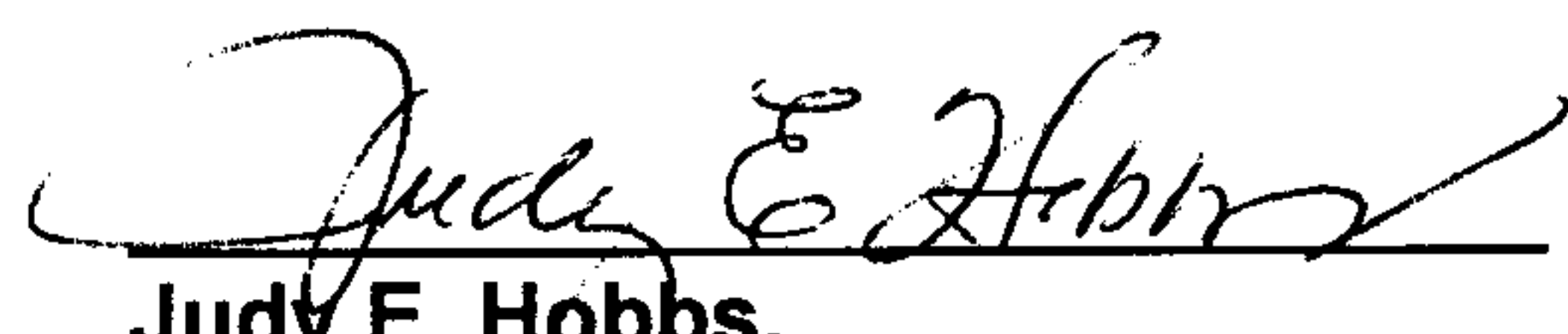
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals
this the 21st day of October, 2009.


20091123000435140 2/4 \$21.00
Shelby Cnty Judge of Probate, AL
11/23/2009 03:22:39 PM FILED/CERT


Judy E. Hobbs,
As Personal Representative of
The Estate of Bertha Prince Hobbs,
deceased, Probate Case No. 2009/213


Mark A. Hobbs


Judy E. Hobbs

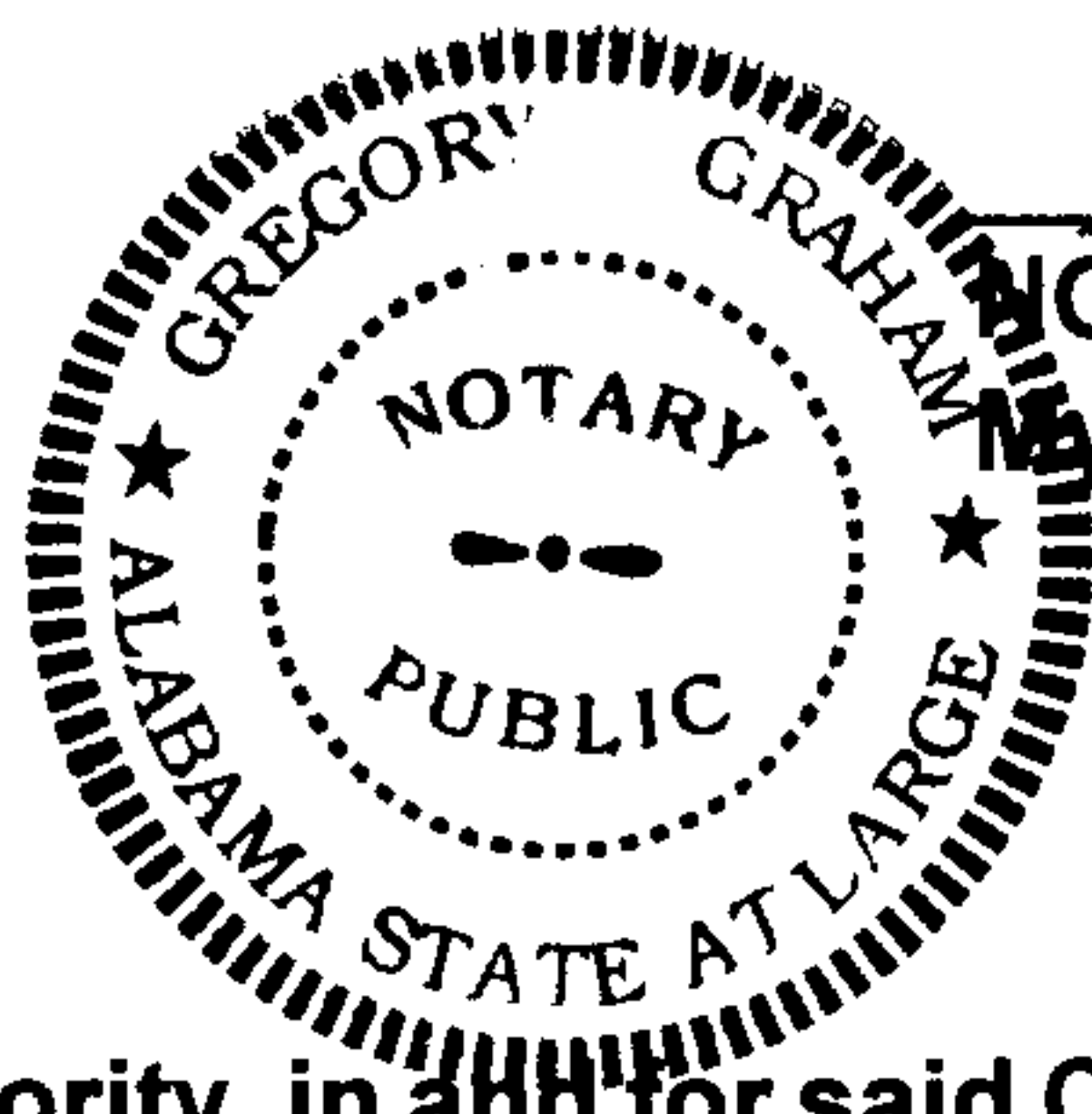

Keith Hobbs


Brent Hobbs

STATE OF ALABAMA,
TALLADEGA COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that,
Judy E. Hobbs, as Personal Representative of the Estate of Bertha Prince Hobbs, deceased,
Probate Case No. 2009/213, whose name is signed to the foregoing instrument and who is
known to me, acknowledged before me on this day that being informed of the contents of
this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of Oct,
2009.



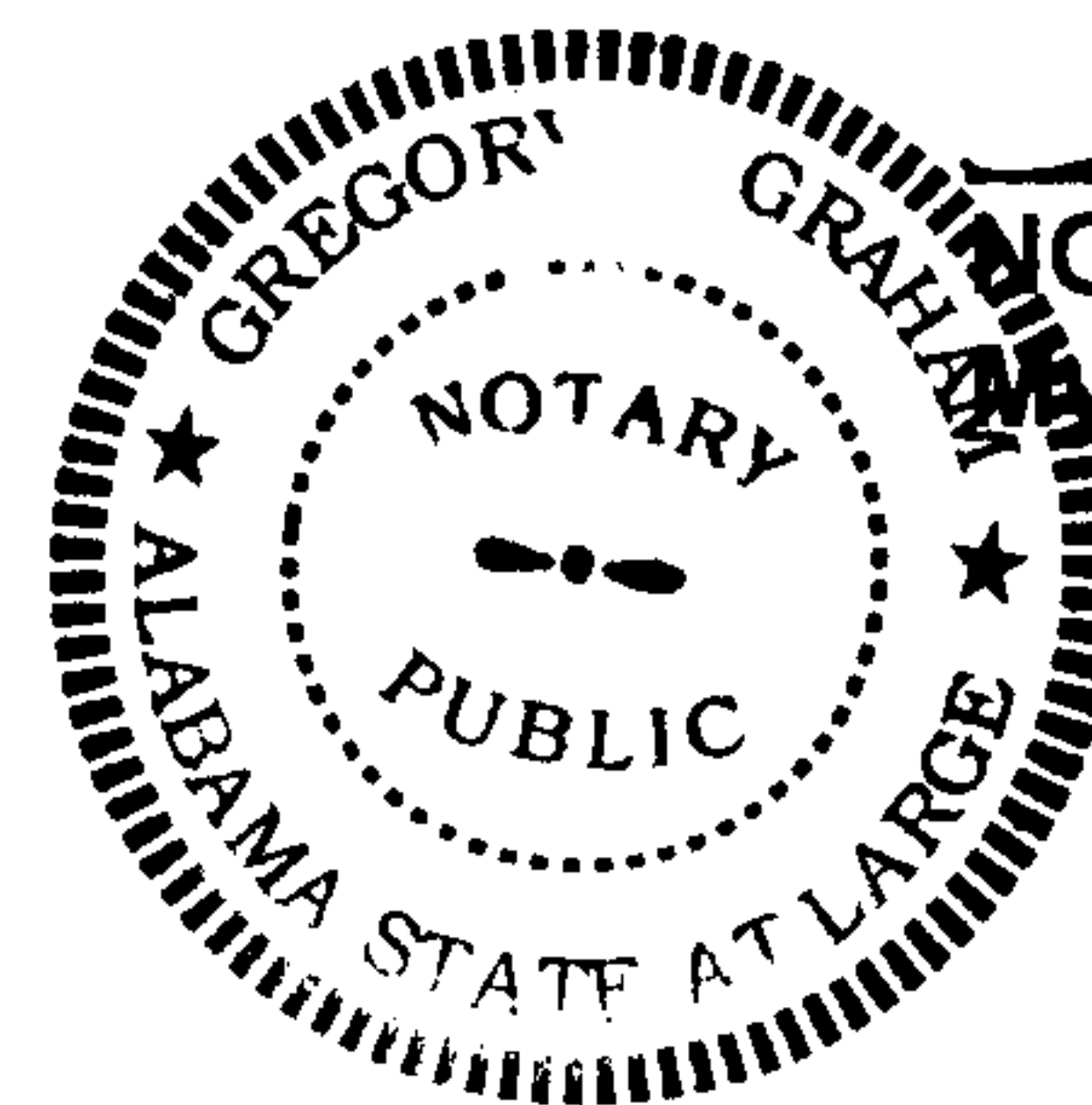

NOTARY PUBLIC

Commission Expires: 9/18/11

STATE OF ALABAMA,
TALLADEGA COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that,
Judy E. Hobbs and spouse, Mark A. Hobbs, whose names are signed to the foregoing
instrument and who are known to me, acknowledged before me on this day that being
informed of the contents of this instrument, they executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this the 21st day of Oct,
2009.




NOTARY PUBLIC

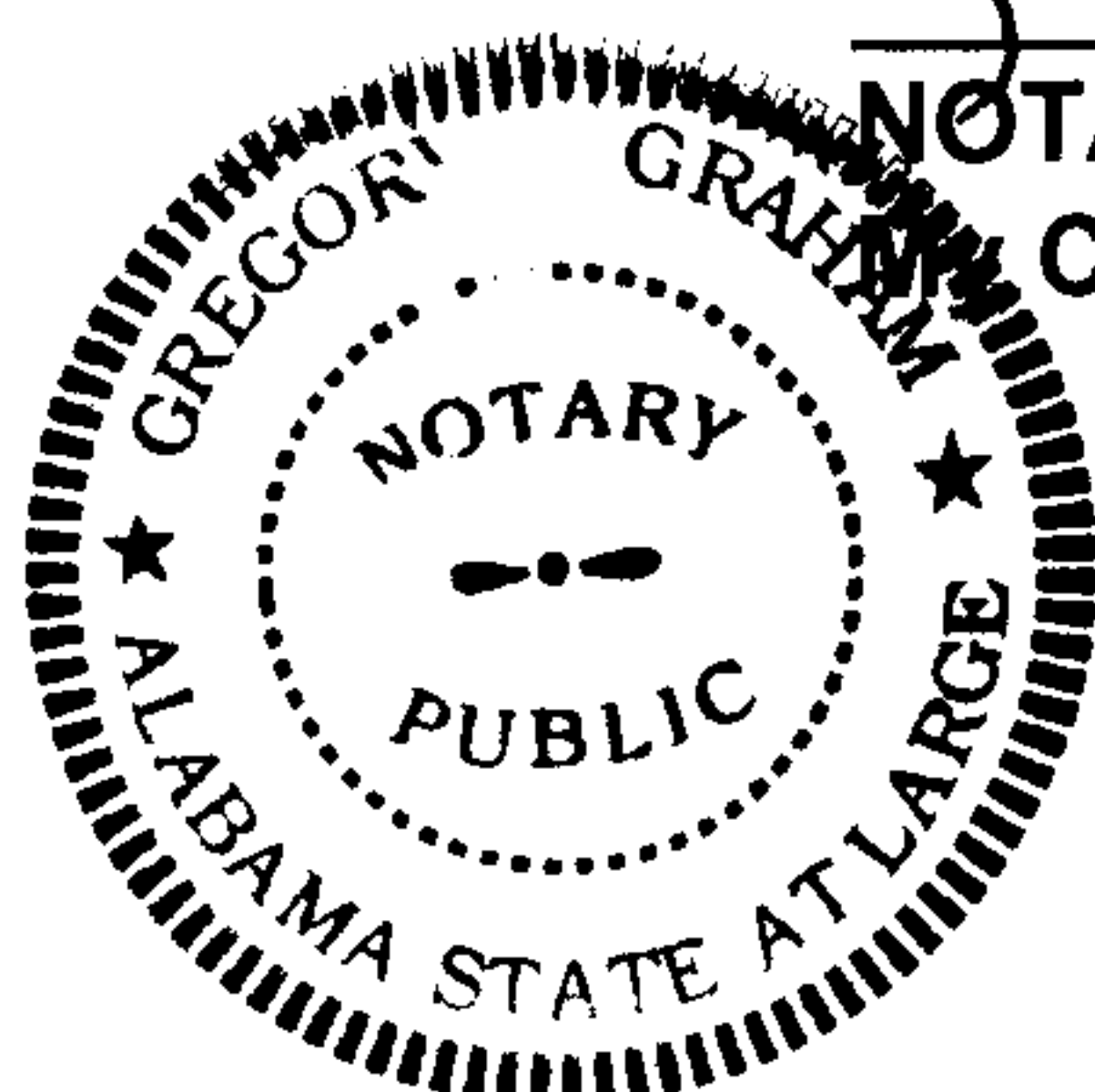
Commission Expires: 9/18/11

STATE OF ALABAMA,
TALLADEGA COUNTY.

20091123000435140 3/4 \$21.00
Shelby Cnty Judge of Probate, AL
11/23/2009 03:22:39 PM FILED/CERT

I, the undersigned authority, in and for said County, in said State, hereby certify that, Keith Hobbs, whose names is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of Oct, 2009.



[Signature]
NOTARY PUBLIC

My Commission Expires: 9/13/11

STATE OF ALABAMA,
TALLADEGA COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Brent Hobbs, whose names is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of October, 2009.

[Signature]
NOTARY PUBLIC
My Commission Expires: 2/22/11

This document prepared by:
Mitchell & Graham, PC
File #C290111
P. O. Drawer 307
Childersburg, Alabama 35044

Please Send Tax Notice To:
Keith Hobbs
67 Nicklaus Drive
Childersburg, AL 35044



20091123000435140 4/4 \$21.00
Shelby Cnty Judge of Probate, AL
11/23/2009 03:22:39 PM FILED/CERT

EXHIBIT "A" - LEGAL DESCRIPTION

PARCEL I:

Commence at the Northeast corner of Section 1, Township 21 South, Range 1 East; thence run southerly along the East boundary line of said Section 1, for a distance of 451.24 feet to a point; thence turn an angle of 89 degrees 52 minutes 08 seconds to the right and run westerly a distance of 72.75 feet to a point on the West 40 foot right of way line of Shelby County Highway No. 61 and the point of beginning of the parcel of land herein described; thence continue along the same line of direction for a distance of 426.28 feet to a point; thence turn an angle of 90 degrees to the left and run southerly a distance of 515.43 feet to a point; thence turn an angle of 90 degrees 11 minutes 58 seconds to the left and run easterly for a distance of 278.0 feet to a point on the West boundary line of the Star of Bethlehem Church property; thence turn an angle of 89 degrees 55 minutes 54 seconds to the left and run northerly along the said West boundary line of church property for a distance of 60.0 feet to a point; thence turn an angle of 89 degrees 55 minutes 54 seconds to the right and run easterly a distance of 170.00 feet to a point on the West 40 foot right of way line of Shelby County Highway No. 61; thence turn an angle of 83 degrees 08 minutes 05 seconds to the left and run northerly along said right of way line and along a curve to the left (concave westerly and having a radius of 1392.39 feet and a central angle of 18 degrees 46 minutes 53 seconds) for an arc distance of 456.42 feet to the point of beginning. Said parcel of land is lying in the NE 1/4 of NE1/4, Section 1, Township 21 South, Range 1 East. Shelby County, Alabama.

According to the survey of Lewis H. King, Jr. dated November 19, 1993.

PARCEL II:

The West half of SW 1/4 of SW 1/4 of Section 31, Township 20 South, Range 2 East, EXCEPT lot sold to Gabriel Cook and wife, Polly A. Cook as described in Deed Book 193, on Page 262; also EXCEPT lot sold to Hixie Timmons as described in Deed book 212, Page 612; also EXCEPT property sold to B. D. Shea and wife, Ruth E. Shea as described in Deed Book 233, Page 319 and in Deed Book 233 on Page 320, Office of Judge of Probate of Shelby County. Alabama.