

SEND TAX NOTICE TO:
Jacob Hubbard and April Hubbard
3409 Chase Lake Fairway
Birmingham, AL 35244

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219



20100902000284150 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
09/02/2010 01:19:03 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **One Hundred Twenty Three Thousand dollars & no cents (\$123,000.)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
Teri L. Davis, an unmarried person (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto
Jacob Hubbard and April Hubbard, husband and wife (herein referred to as **GRANTEE(S)**), as joint tenants, with right of
survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 3, ACCORDING TO THE AMENDED MAP OF THE MEADOWS PLAT 1,
AS RECORDED IN MAP BOOK 19, PAGE 10, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.**

Subject to: (1) Taxes for the year 2010 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants
and conditions of record, if any (3) Mineral and mining rights, if any.

**\$121,365.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed
and recorded simultaneously herewith.**

Subject to:

1. Real estate taxes for the year 2010 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 19, Page 10.
5. 20' building line front as shown on recorded Map Book 19, Page 10.
6. 10' utility easement front as shown on recorded Map Book 19, Page 10.
7. 15' utility and drainage easement rear as shown on recorded Map Book 19, Page 10.
8. Power Line Permit granted to Alabama Power Company as recorded in Plat Book 120, Page 170.
9. Plantation pipeline easement as recorded in Deed Book 112, Page 352 in the Probate Office.
10. Right of Way to Shelby County as recorded in Deed Book 216, Page 584.
11. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Volume 1994, Page 33102 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said **GRANTEE(S)** 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.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

Shelby County, AL 09/02/2010
State of Alabama
Deed Tax : \$2.00

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE(S)**, 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 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 **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **August 27, 2010**.


Teri L. Davis

(Seal)

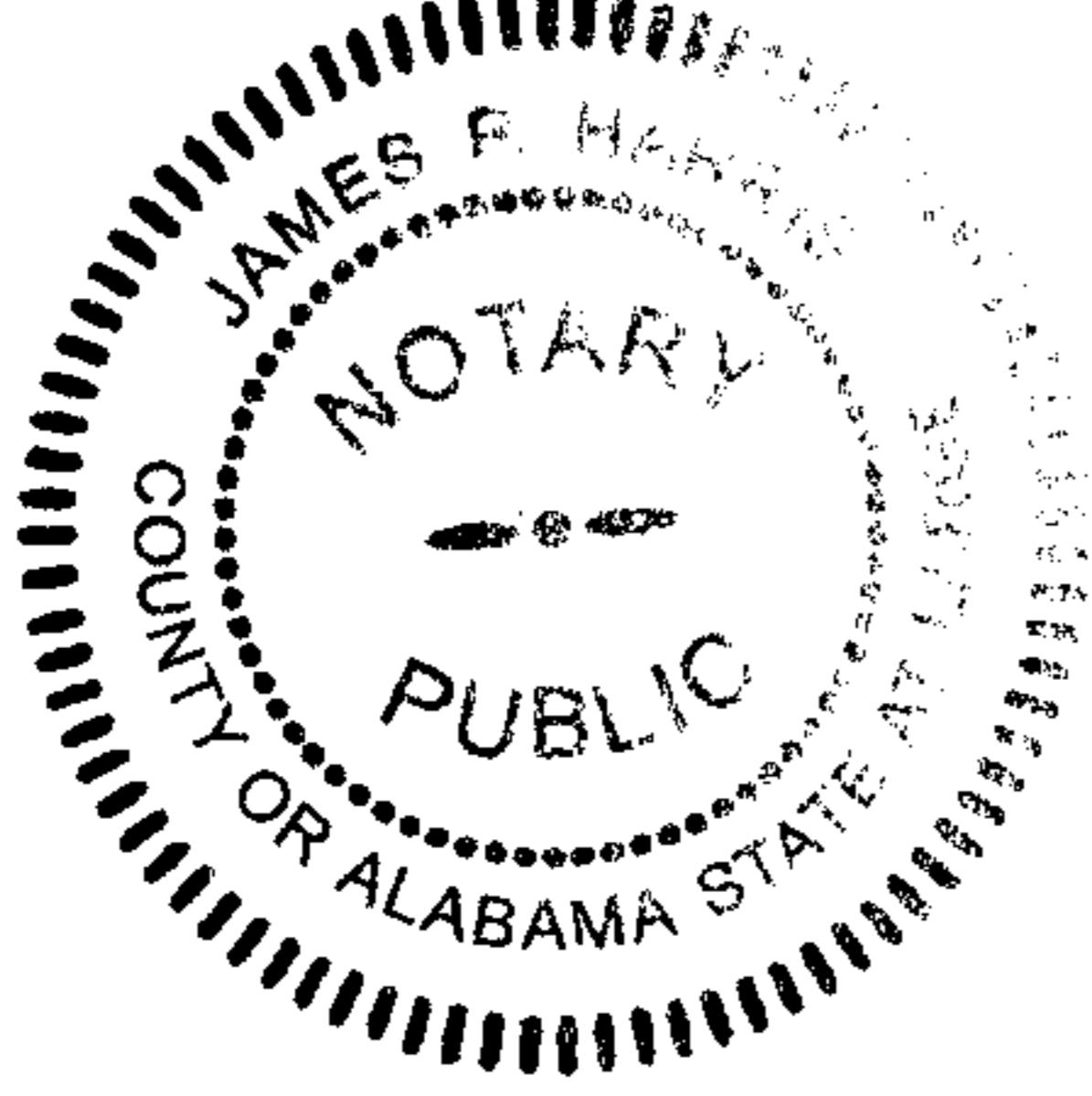
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Teri L. Davis, an unmarried person whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 27th day of August, 2010.



Notary Public.

My Commission Expires:

4/4/2014

(Seal)

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