

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
JOSHUA HUNT
LAUREN CONWAY HUNT
2628 SHIRLEY RD
MOODY, AL 35004

10.5264
15000.00
~~11000.00~~
value

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN & 00/100-----(\$10.00) and all other good and valuable consideration to the undersigned Grantor, JOSHUA HUNT AND WIFE LAUREN CONWAY HUNT, (hereinafter referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto JOSHUA HUNT and LAUREN CONWAY HUNT, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

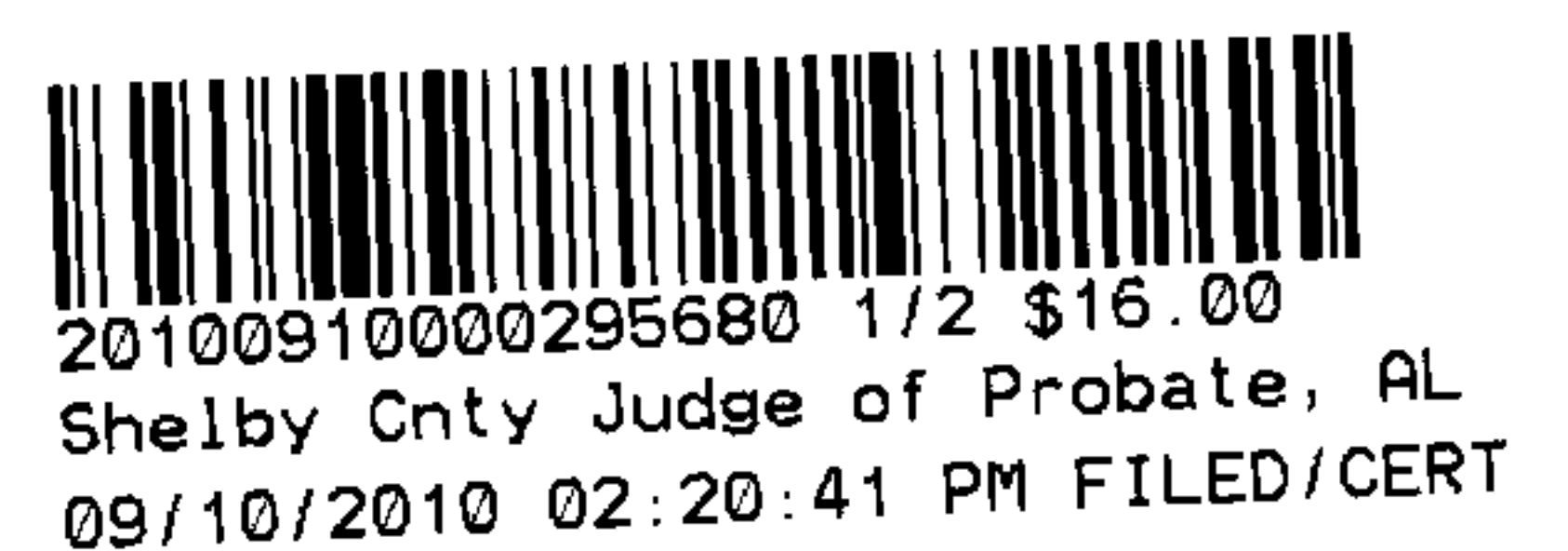
LOT 2, BLOCK 1, ACCORDING TO THE SURVEY OF ARMSTRONG ESTATES, FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LAUREN CONWAY HUNT AND LAUREN CONWAY ARE ONE AND THE SAME PERSON

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.
4. Restrictions appearing of record in Real 244, page 215, REal 262, Page 529 and Real 262 page 841
5. Right-of-way granted to Alabama Power Company recorded in REal 248 page 2185 and Real 262 page 17
6. All outstanding rights of redemption in favor of all person entitled to redeem the property from that certain mortgag foreclosure sale evidenced by mortgage foreclosure deed dated the 3rd day of November, 2009. Said rights to expire on (1) year from the 3rd ay of Novermber, 2009.

\$102,325.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.



TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor haes a good right to sell and convey the same as aforesaid; that Grantor 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.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 24th day of June, 2010.

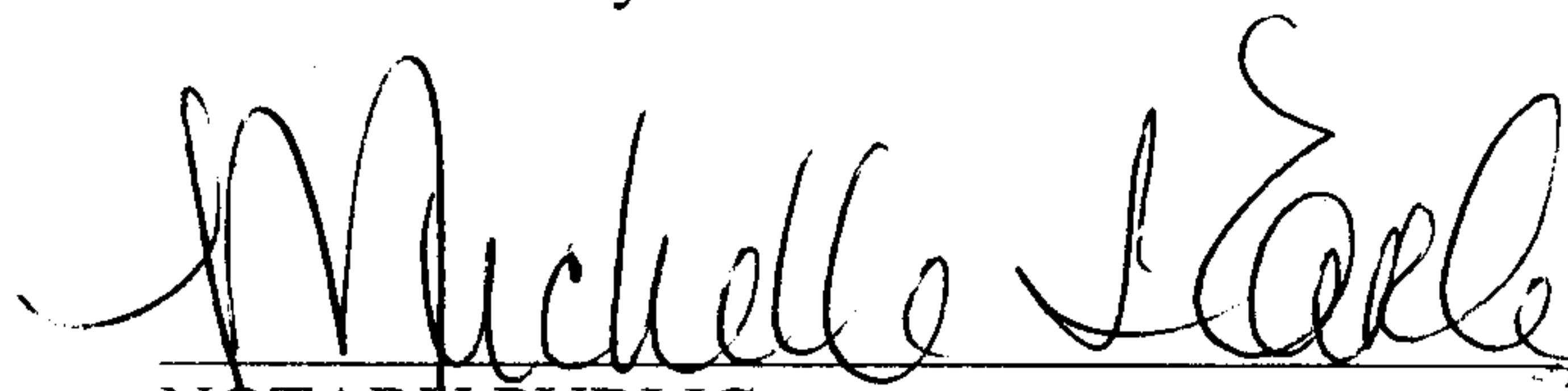
X 
JOSHUA HUNT

X 
LAUREN CONWAY HUNT

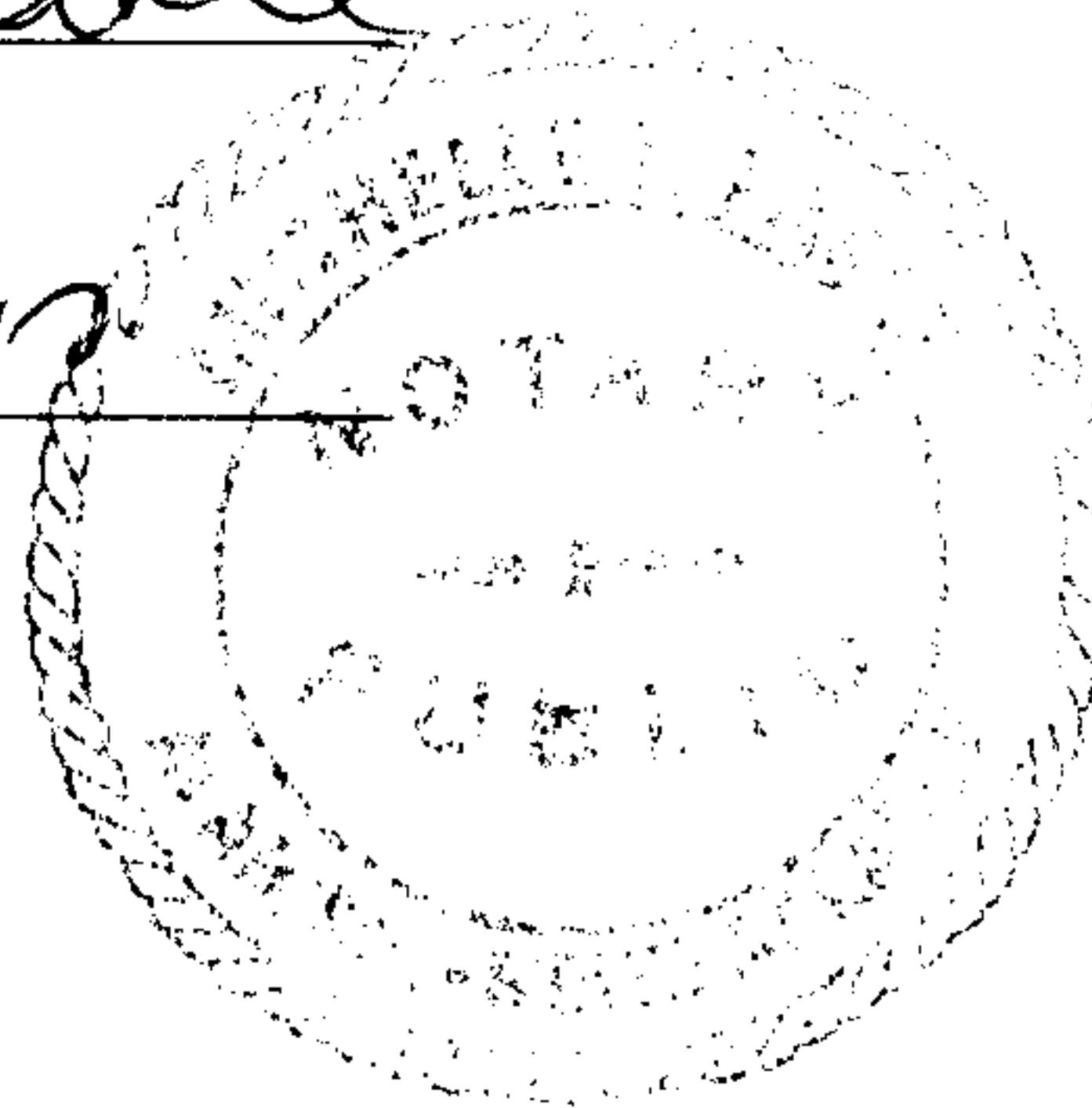
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOSHUA HUNT AND WIFE, LAUREN CONWAY HUNT, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June, 2010.


NOTARY PUBLIC

My Commission Expires: 11-4-12



20100910000295680 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
09/10/2010 02:20:41 PM FILED/CERT