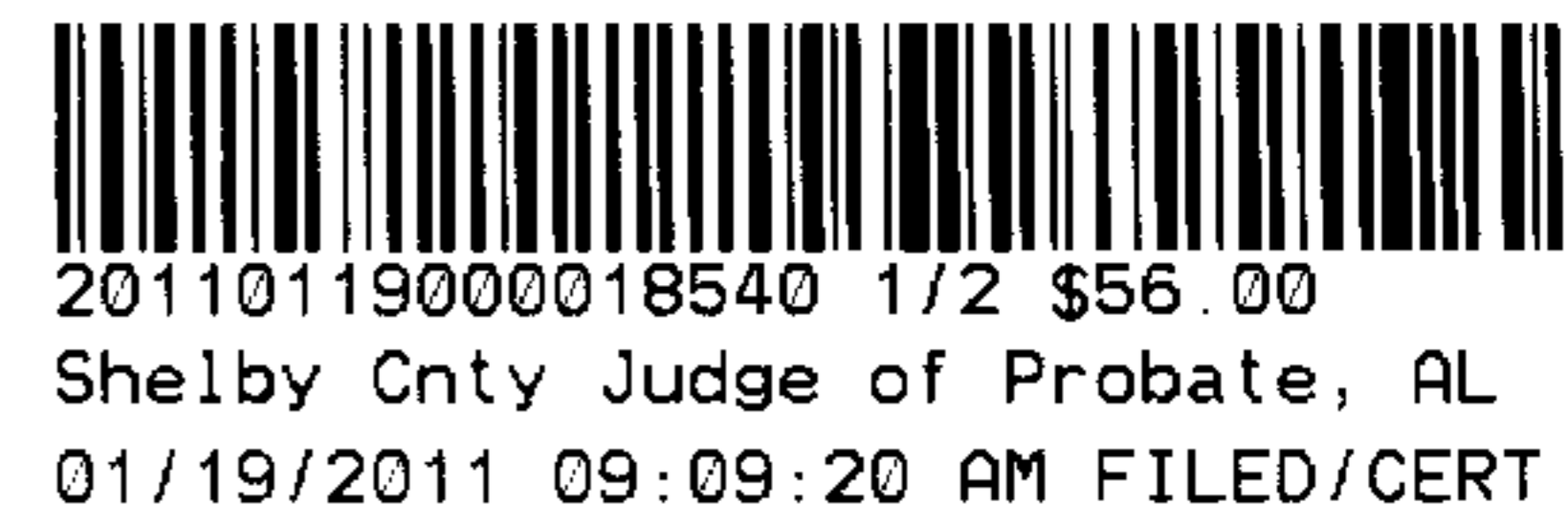


40.000
V.H.

SEND TAX NOTICE TO:

Virginia Huckabee
250 Highway 260
Maylene, Alabama 35114

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040



WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) and other good and valuable considerations** to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **Virginia Huckabee, widow of Charles F. Huckabee**, (herein referred to as grantor) does grant, bargain, sell and convey unto **Franklin Dale Huckabee and wife, Mary Ann Huckabee**, (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL 1:

Commencing at the Southwest corner of the north one-half of the north one-half of the Northwest Quarter of the Northeast Quarter, Section 17, Township 21 South, Range 3 West; thence East along the south boundary of the said north one-half of the north one-half of the NW 1/4 of NE 1/4, Sect. 17, T 21 S, R 3 W a distance of 272.0 feet to the point of beginning of the lot herein described; thence continue east along the said south boundary a distance of 100.0 feet to a point; thence north parallel to the west boundary of the said NW 1/4 of NE 1/4 a distance of 150.0 feet to a point; thence west parallel to the said south boundary of the north one-half of the north one-half of NW 1/4 of NE 1/4, a distance of 100.0 feet to a point; thence south parallel to the said west boundary of the NW 1/4 of NE 1/4, a distance of 150.0 feet to the point of beginning. Said Lot is lying in the north one-half of the north one-half of NW 1/4 of NE 1/4, Section 17, Township 21 South, Range 3 West and contains 0.344 acre.

PARCEL 2:

Lot 7 in Block 3, according to map and survey by Alton Young a registered Surveyor No 1666 map of which is recorded in the office of the Probate Judge of Shelby County, Alabama. Said lot located in the NW 1/4 of the NE 1/4, Section 17, Township 21 South, Range 3 West.

NOTE: The grantor, Virginia Huckabee, reserves a life estate in the real property conveyed.

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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And grantor does for herself, and for her successors and assigns covenant with the said grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that subject property is free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her successors, assigns, heirs, executors, personal representatives and administrators warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, grantor has hereunto set her hand and seal this the 5th day of January, 2011.

Virginia Huckabee
Virginia Huckabee

STATE OF ALABAMA)

SHELBY COUNTY)


I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Virginia Huckabee, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of January, 2011.

Aleson C. Williams
Notary Public

My Commission Expires: _____

~~NOTARY PUBLIC STATE OF ALABAMA AT LARGE~~
MY COMMISSION EXPIRES: June 23, 2012
~~EXPIRED WHEN NOTARY PUBLIC UNDERWRITING~~


20110119000018540 2/2 \$56.00
Shelby Cnty Judge of Probate, AL
01/19/2011 09:09:20 AM FILED/CERT

Shelby County, AL 01/19/2011
State of Alabama
Deed Tax: \$40.00