

This deed prepared by:

Sparks Law Firm, LLC
2635 Valleydale Road, Suite 200
Birmingham, AL 35244
Direct: 205-215-8433

Grantees Address:

Michael L. Cole and Charnetta Gadling-Cole
11661 Old Highway 280
Chelsea, AL 35043

**STATE OF ALABAMA
COUNTY OF SHELBY**

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**WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Three Hundred Sixty Five Thousand and No/100ths (\$365,000.00) Dollars, and other good and valuable consideration paid to the undersigned **JAMES L. HUBBARD, an unmarried man**, (herein referred to as "Grantor"), in hand paid by **MICHAEL L. COLE and CHARNETTA GADLING-COLE, husband and wife**, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantees, 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, all the Grantor's interest in the following-described real estate situated in, **SHELBY COUNTY, ALABAMA**, to-wit:

Parcel 1:

Commence at the Northwest corner of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed South 00 deg. 37 min. 39 sec. West along the West boundary of said Section 28 for a distance of 2257.11 feet (set 1/2" rebar) to a point on the Southerly right-of-way of Shelby County Highway No. 38, said point being the point of beginning. From this beginning point continue South 00 deg. 37 min. 39 sec. West along the West boundary of said section for a distance of 352.34 feet to a 2" pipe in place, said point being located on the Northerly boundary of the CSX Railroad right-of-way; thence proceed North 77 deg. 45 min. 23 sec. East along the Northerly boundary of said railroad right-of-way for a distance of 504.27 feet; thence proceed North 74 deg. 56 min. 19 sec. East along the Northerly boundary of said railroad right-of-way for a distance of 108.82 feet; thence proceed North 72 deg. 17 min. 37 sec. East along the Northerly boundary of said railroad right-of-way for a distance of 72.77 feet; thence proceed North 69 deg. 57 min. 25 sec. East along the Northerly boundary of said railroad right-of-way for a distance of 77.43 feet (set 1/2" rebar); thence proceed North 01 deg. 06 min. 52 sec East for a distance of 22.13 feet; thence proceed North 06 deg. 39 min. 13 sec. East for a distance of 114.78 feet (set 1/2" rebar) to a point on the Southerly right of way of said road; thence proceed Northwesterly along the Southerly right of way of said road and along the curvature of a concave curve left having a delta angle of 22 deg. 50 min. 48 sec. and a radius of 1869.86 feet for a chord bearing and distance of North 87 deg. 23 min. 38 sec. West, 740.67 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama.

Subject to:


1. Easements, encroachments, building set back lines, right-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
2. General and special taxes or assessments for 2011 and subsequent years not yet due and payable.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 103, Page 428, Deed Book 103, Page 429; Deed Book 102, Page 147; Deed Book 133, Page 217; Deed Book 154, Page 225; Deed Book 211, Page 432 and Deed Book 236, Page 839.
4. Rights-of-way(s) to Seaboard Coastline Railroad.

5. Encroachment(s) of fence(s) onto and off of the land as shown by the survey of Christopher M. Ray, dated April 22, 2011.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to Grantees' heirs and assigns of such survivor forever.

GRANTOR does for Grantor's and Grantor's heirs and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this 20th day of May, 2011.

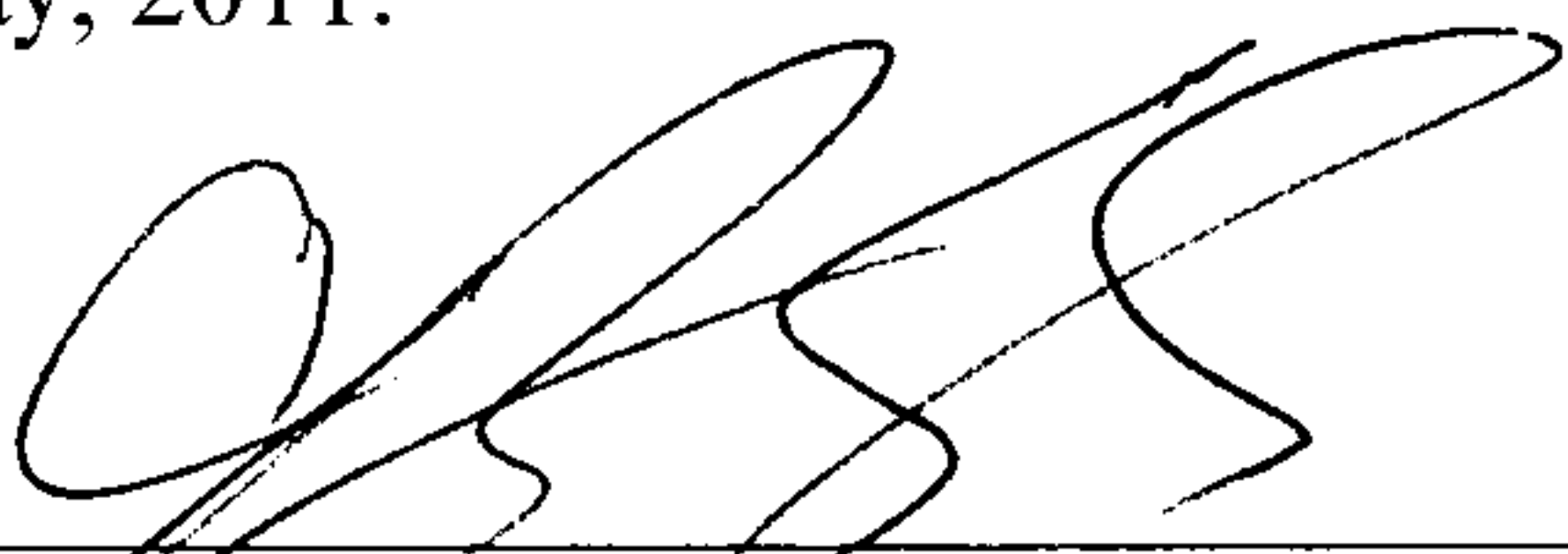

James L. Hubbard

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that James L. Hubbard, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 20th day of May, 2011.

(SEAL)


C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011

