20100209000039410 1/2 \$18.50 Shelby Cnty Judge of Probate, AL 02/09/2010 11:03:41 AM FILED/CERT

This deed prepared by:

Sparks Law Firm, LLC 2635 Valleydale Road, Suite 200 Birmingham, AL 35244

Direct: 205-215-8433

Grantees Address:

Ryan and Jennifer Brown 369 Deer Ridge Lane Chelsea, Alabama 35043

STATE OF ALABAMA COUNTY OF SHELBY WARRANTY DEED

WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Two Hundred Forty Thousand and No/100ths (\$240,000.00) Dollars, and other good and valuable consideration paid to the undersigned ROGER L. KIRBY and SHANNON B. KIRBY, a married couple as husband and wife, (herein referred to as "Grantors"), in hand paid by RYAN M. BROWN and JENNIFER L. BROWN, husband and wife, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do 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 Grantors' interest in the following-described real estate situated in, SHELBY COUNTY, ALABAMA, to-wit:

Lot 18, according to the Survey of Deer Ridge Lakes, Sector 2, Phase 2, as recorded in Map Book 33, Page 116, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees, and Grantees' heirs and assigns forever.

GRANTORS do for Grantors' and Grantors' heirs and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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.

Shelby County, AL 02/09/2010

State of Alabama Deed Tax : \$4.50 IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on this 1st day of February, 2010.

Roger, L. Kirby

Shannon B. Kirby

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Roger L. Kirby, whose name is signed to the foregoing instrument or conveyance, and who is known to me, 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 1st day of February, 2010.

(SEAL)

C. Ryan Sparks, Notary Public

My commission expires: December 18, 2011

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Shannon B. Kirby, whose name is signed to the foregoing instrument or 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 and with full authority on the day the same bears date.

Given under my hand this the 1st day of February, 2010.

(SEAL)

C. Ryan Sparks, Notary Public

My commission expires: December 18, 2011