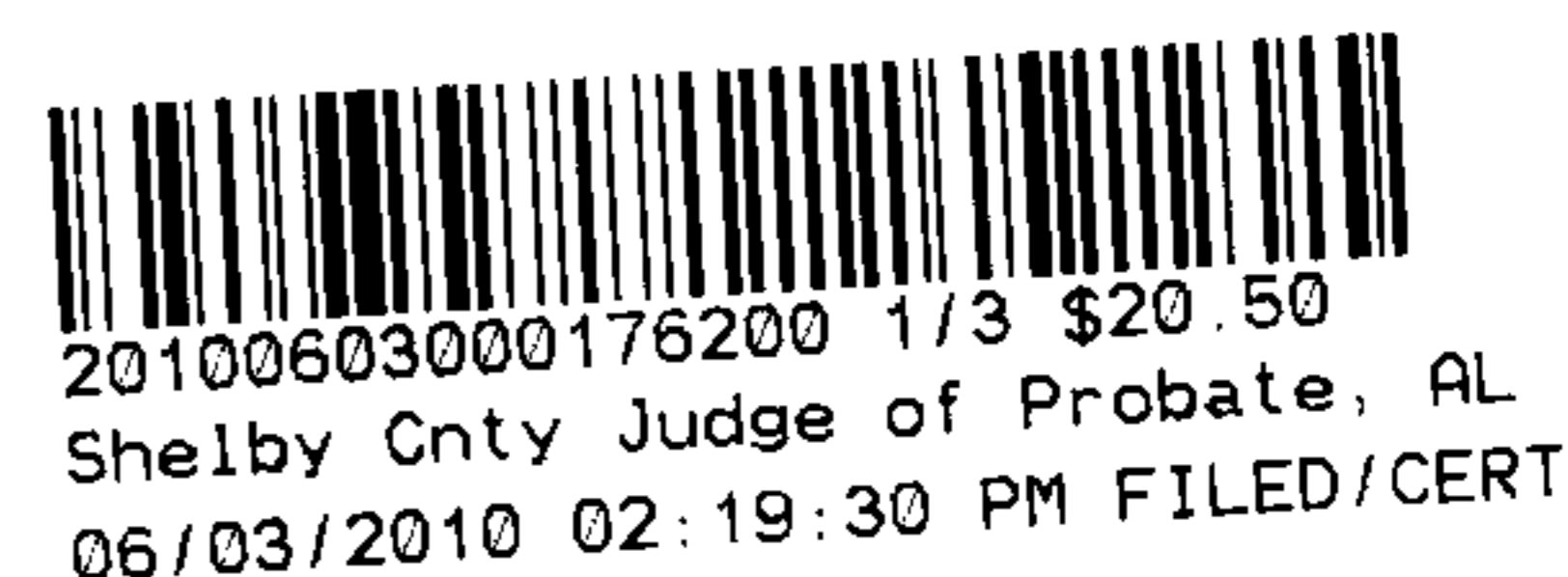


This Instrument Was Prepared By:
Holliman Law Firm
2491 Pelham Pkwy, 205-663-0281
Pelham, Al 35124

\$184,000.00



STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Nora D. Young, a married woman, Jimmy D. Dennis a married man and Thomas Neil Dennis, a married man, not the homestead of the herein named grantors nor their spouses (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Ryan C. Splittgerber and Brienne Splittgerber, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$181,555.00 of the purchase price was paid from a purchase money first mortgage recorded herewith.

Grantee's address: 1783 Indian Hills Road
Indian Springs, Alabama 35124

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof;

that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against The lawful claims of all persons. I N WITNESS WHEREOF, we have hereunto set our hands and seals on this the 26 day of MAY, 2010.

Nora D. Young
Nora D. Young

Jimmy D. Dennis
Jimmy D. Dennis

Thomas Neil Dennis
Thomas Neil Dennis

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Nora D. Young, a married woman, Jimmy D. Dennis a married man and Thomas Neil Dennis, a married man, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of MAY, 2010.

[Signature]
Notary Public

My Commission Expires:

8.29.10

20100603000176200 2/3 \$20.50
Shelby Cnty Judge of Probate, AL
06/03/2010 02:19:30 PM FILED/CERT

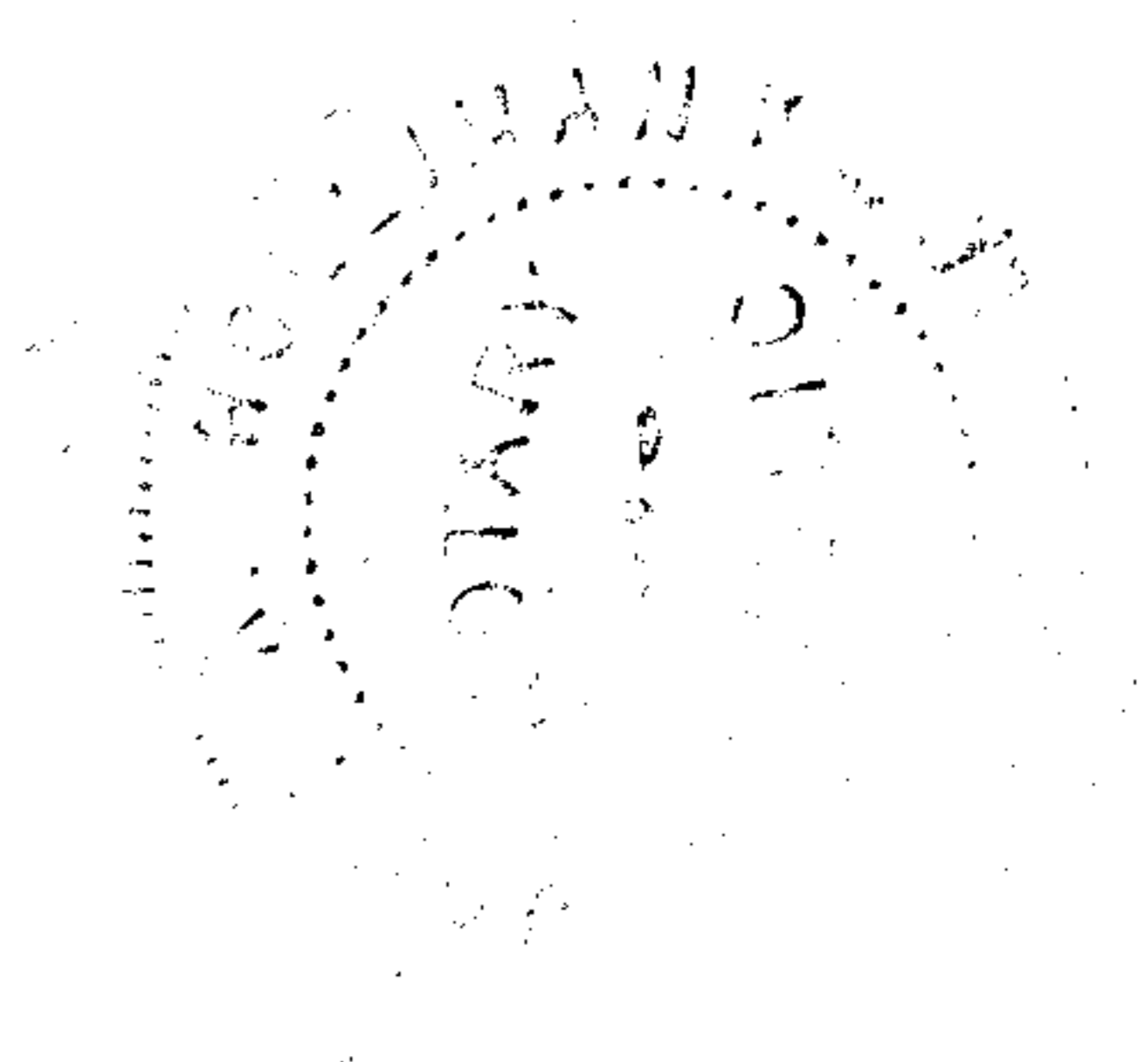


EXHIBIT A

Description of Real Property

PARCEL I: Lot 2, Block 11, according to the survey of Indian Hills, First Addition, Second Sector, as recorded in Map Book 5, page 7, in the Probate Office of Shelby County, Alabama, LESS AND EXCEPT the following described property: Commence at the Southeast corner of Lot 2, Block 11, Indian Hills, First Addition to Second Sector, as recorded in Map Book 5, page 7; from the point of beginning thus obtained thence run in a Northerly direction along the East line of said Lot 2 for a distance of 160 feet; thence turn an angle to the left of $118^{\circ} 49'02''$ and run in a Southwesterly direction for a distance of 116.97 feet to a point on the Southwesterly property line of said Lot 2; thence turn an angle to the left of $105^{\circ} 52'08''$ and run in a Southeasterly direction along the Southwesterly property line of said Lot 2 for a distance of 145.74 feet to the point of beginning.

PARCEL II: Commence at the Southeast corner of Lot 2, Block 11, Indian Hills, First Addition to Second Sector, as recorded in Map Book 5, page 7 in the Office of Judge of Probate, Shelby County, Alabama; thence run in a Northwesterly direction along the Southwesterly line of said Lot 2 for a distance of 145.74 feet to the point of beginning, from the point of beginning thus obtained thence continue along last described course for a distance of 219.16 feet to a point on the right-of-way line of Indian Hills Road; thence turn an angle to the left of 90° (said angle being measured from last described course to the tangent of the following course, said course being situated on a curve to the right, said curve having a central angle of $4^{\circ} 27'10''$ and a radius of 1,215.16 feet); thence along the arc of said curve in a Southwesterly direction for a distance of 94.44 feet; thence turn an angle to the left of $117^{\circ} 23'59''$ (said angle being measured from tangent of last described course to the following course) and run in a Southeasterly direction for a distance of 241.98 feet to the point of beginning.



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Shelby Cnty Judge of Probate, AL
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