

Send tax notice to:

HUGH BAILEY
2031 RIVER BIRCH WAY
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2011124

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-Five Thousand and 00/100 Dollars (\$265,000.00) in hand paid to the undersigned, AUBREY HOOPER and BRIENA HOOPER, Husband and Wife (hereinafter referred to as "Grantors") by HUGH BAILEY and KIMBERLY MAXSON BAILEY (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF BIRCH CREEK, PHASE 2, AS RECORDED IN MAP BOOK 35, PAGE 88, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


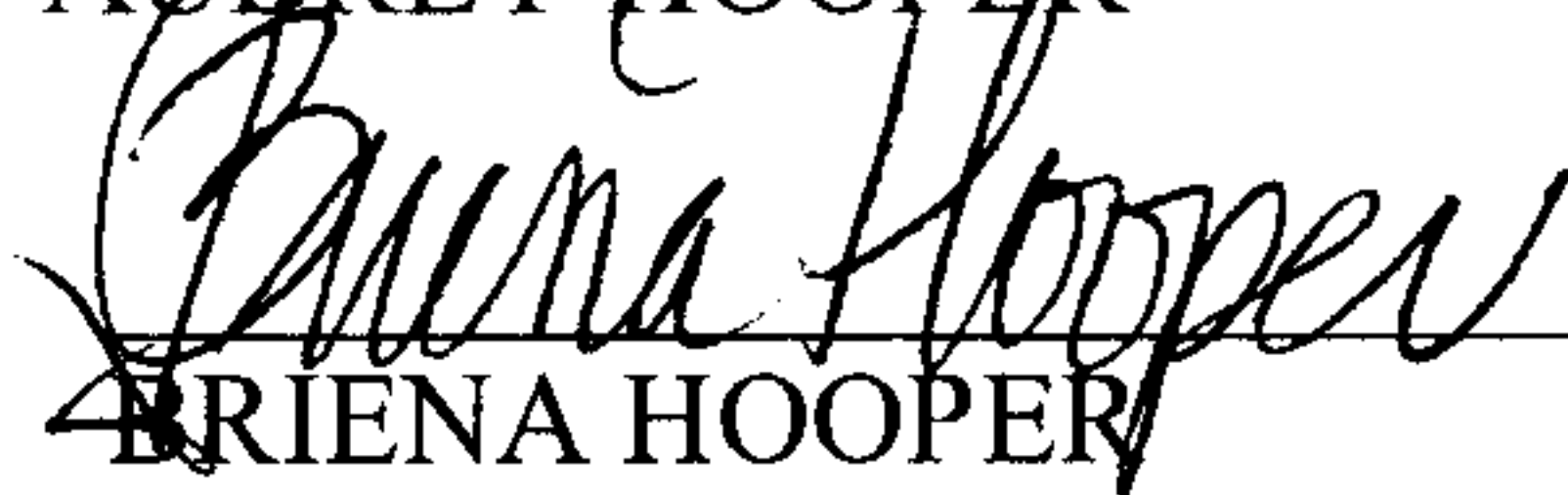
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS, CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY.
5. ANY ADVERSE CLAIM TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO ANY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
6. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
7. PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT (INCLUDING 5 FEET ALONG RIVER BIRCH WAY).
8. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 113, PAGE 310, DEED BOOK 158, PAGE 104 AND DEED BOOK 133 PAGE 210.
9. RIGHT OF WAY GRANTED TO SHELBY COUNTY, AS SET OUT IN DEED BOOK 196, PAGE 234, IN THE PROBATE OFFICE.
10. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN INSTRUMENT #2000-484; INSTRUMENT #2000-850 AND INSTRUMENT #2000-847 IN PROBATE OFFICE.

\$270,697.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its
successors and assigns, that it is lawfully seized in fee simple of said premises; that they
are free from all encumbrances, except as shown above; that it has a good right to sell and
convey the same as aforesaid; and that it will, and its successors and assigns shall,
warrant and defend the same to the Grantees, their heirs, executors, administrators and
assigns forever against the lawful claims of all persons.

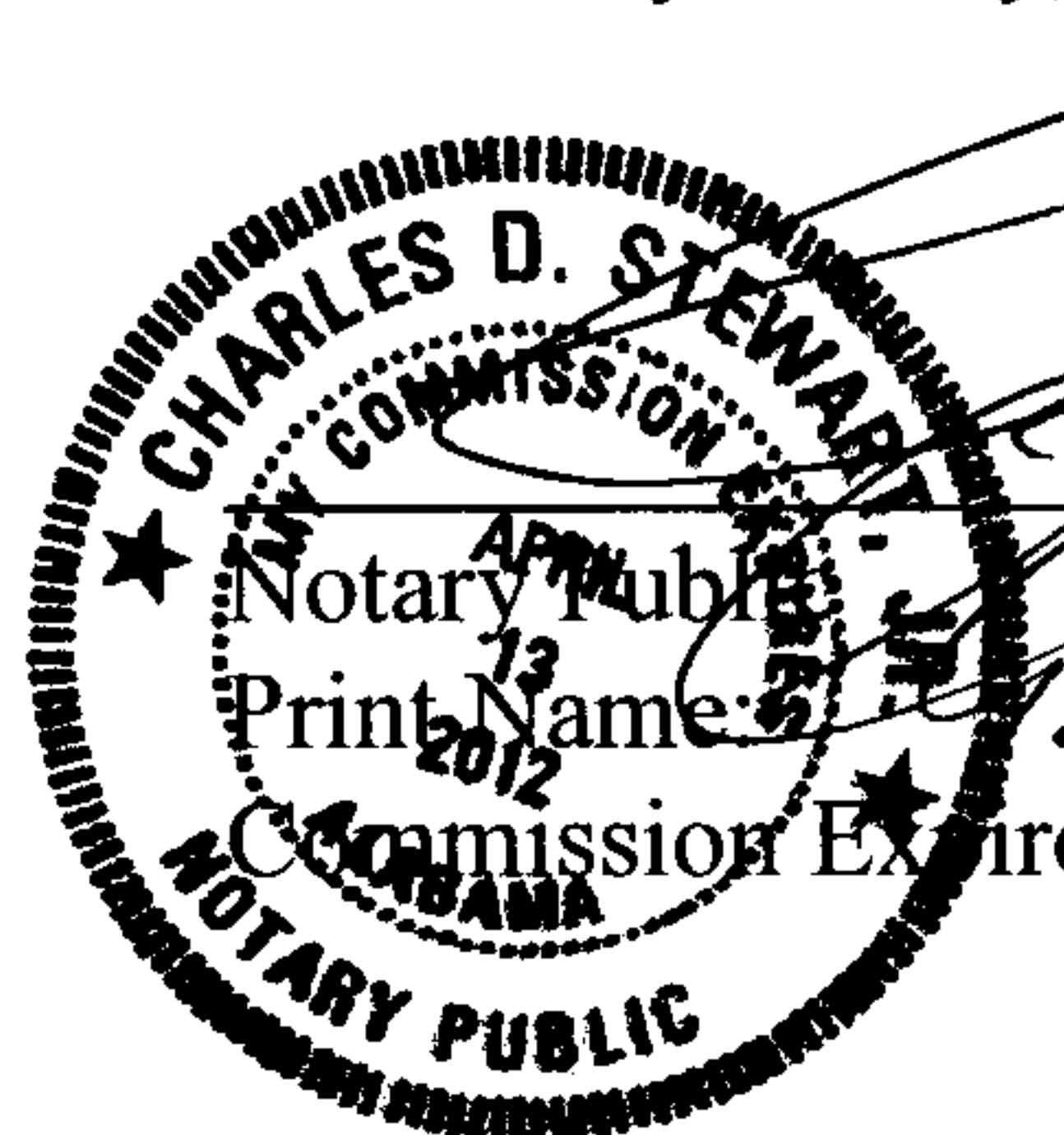
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 31st day of May, 2011.


AUBREY HOOPER

BRIENA HOOPER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that AUBREY HOOPER AND BRIENA HOOPER, whose names are signed to
the foregoing instrument, and who are known to me, acknowledged before me on this
day, that, being informed of the contents of the said instrument, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of May, 2011.


Charles D. Stewart, Jr.
4-13-12