


This instrument is prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Kathleen M. Carlton and Ryan J. Carlton
8802 County Road 51
Sterrett, Alabama 35147


20120106000008060 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/06/2012 02:45:14 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty-One Thousand Nine Hundred And No/100 Dollars (\$131,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, David Scott Evans, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kathleen M. Carlton and Ryan J. Carlton (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

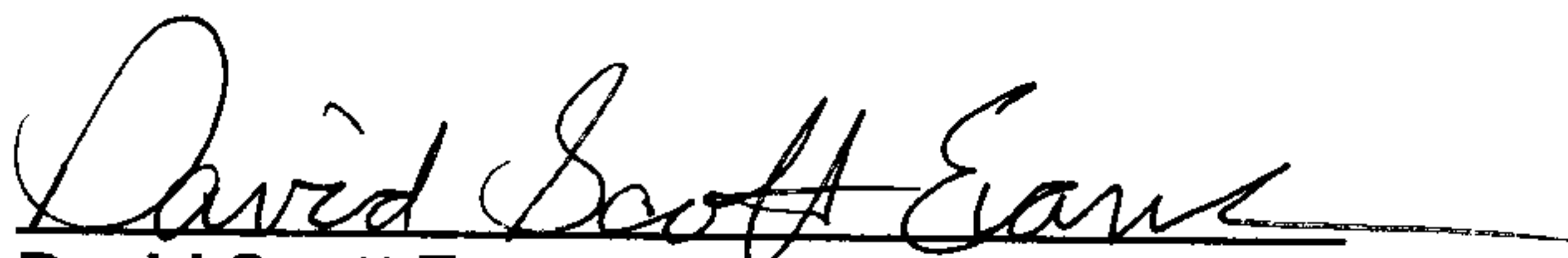
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Thirty-Four Thousand Five Hundred Ninety-One And No/100 Dollars (\$134,591.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on December 8, 2011.


David Scott Evans

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, David Scott Evans, 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 he executed the same on the day same bears date.

Given under my hand and official seal on 8th day of December, 2011.



Notary Public
Commission Expires:



EXHIBIT "A"

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 1 East, Shelby County Alabama, being more particularly described as follows:

The point of beginning being the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 19 South, Range 1 East; thence run North along the East line of said 1/4 - 1/4 section for a distance of 280.0 feet, more or less, to the right-of-way of Pumpkin Swamp Road; thence urn a left angle of 134° 15 minutes running Southwest along the South right-of-way of Pumpkin Swamp Road for a distance of 401.35 feet; thence turn left an angle of 135° 45 minutes running East along the South line of said 1/4 - 1/4 section for a distance of 286.0 feet to the point of beginning; being located in the NW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama.



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