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

SEND TAX NOTICE TO:
Eugene Gordon Tyler, Jr.
and Donna Riley Tyler
5424 Hickory Ridge Drive
Birmingham, AL 35242

WARRANTY DEED

20120605000198030 1/1 $82.00
Shelby Cnty Judge of Probate, AL
06/05/2012 03:42:53 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Forty-Eight Thousand Nine Hundred And No/100 Dollars ($248,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Gordon Luther Schoel, an unmarried man, by and through his Attorney-in-Fact, David T. Schoel (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Eugene Gordon Tyler, Jr. and Donna Riley Tyler (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.

Lot 115, according to the Amended Map of Hickory Ridge, as recorded in Map Book 11, Page 79, in the office of the Judge of Probate of Shelby County, Alabama.

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 Seventy-Eight Thousand Nine Hundred And No/100 Dollars ($178,900.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Gordon Luther Schoel is the surviving grantee upon that certain Warranty Deed recorded at Real Book 199, Page 69, Shelby County, Alabama, Mary Sylvia Schoel having died on or about June 27, 2011.

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 May 30, 2012.

Gordon Luther Schoel BY
David T. Schoel MFS

Gordon Luther Schoel, by and through his Attorney-in-Fact, David T. Schoel
ATTORNEY-IN-FACT

Shelby County, AL 06/05/2012
State of Alabama
Deed Tax:$70.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David T. Schoel, as Attorney-in-Fact for Gordon Luther Schoel, 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 the 30th **day of May, 2012.**

Notary Public
Commission Expires:

SANDY F. JOHNSON NOTARY PUBLIC STATE OF ALABAMA AT LARGE My Comm. Exp. Feb. 9, 2015

FILE NO.: TS-1200879