

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:

4927 Stonehenge  
Birmingham, AL 35242

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA                     )  
   )     KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY                     )

That in consideration of \$315,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Harold Lee Bright, an unmarried man, surviving Grantee of that deed recorded on November 16, 1998 in Instrument #1998-45430, in the Probate Office of Shelby County, Alabama, the other Grantee Peggy Ann Bright having died on or about Aug. 28, 2008, whose mailing address is 604 Village Way, Pelham AL 35124 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Rebecca Quinn and Dale Carpenter, whose mailing address is 4927 Stonehenge, B'ham AL 35242 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 4927 Stonehenge, Birmingham, AL 35242; to-wit:

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

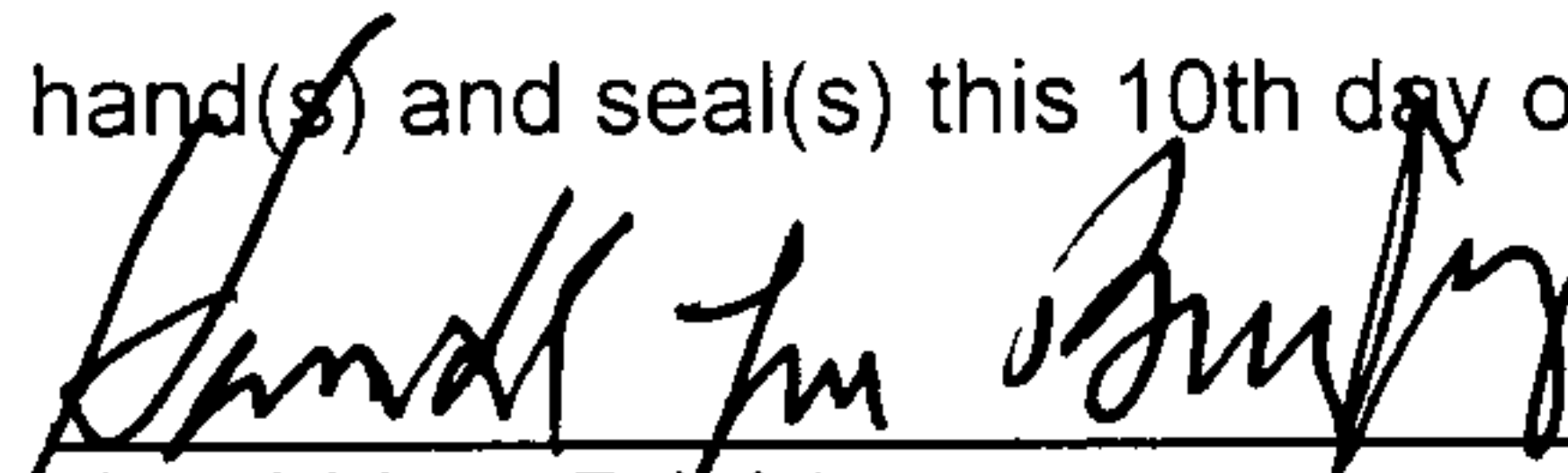
Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$299,250.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

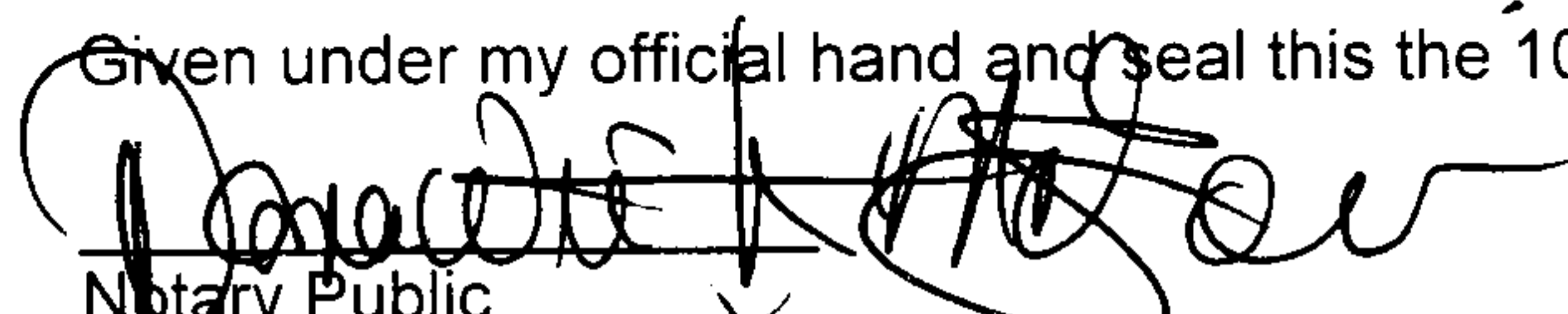
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 10th day of May, 2013.

  
Harold Lee Bright

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Harold Lee Bright, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 10th day of May, 2013.


  
Notary Public  
Commission Expires: 3/5/17



Shelby County, AL 05/21/2013  
State of Alabama  
Deed Tax: \$16.00

From the NW corner of NW 1/4 of NE 1/4 of Section 22, Township 19 South, Range 2 West and run southerly along W Boundary of said NW 1/4 of NE 1/4 of Section 22 for 480.0 feet, thence turn an angle of 74 degrees 00' left and run southeasterly for 920.0 feet to point of beginning; thence turn an angle of 87 degrees 24' left and run northeasterly for 251.99 feet, thence turn an angle of 83 degrees 29' 30" right and run southeasterly for 701.56 feet (more or less) to point in center of a County Road; thence turn an angle of 98 degrees 33' 30" right and run southwesterly along center of said County Road for 182.0 feet, thence turn an angle of 04 degrees 08' right and continue southwesterly along center of said road 119.56 feet; thence turn an angle of 81 degrees 13' to right and run northwesterly for 678.35 feet (more or less) to point of beginning. Excepting the right of way from, above described land of County Road. This land being in N 1/2 of NE 1/4 of Section 22, Township 19 South, Range 2 West and situated in Shelby County, Alabama.

SOURCE OF TITLE: Instrument #1998-45430



20130521000208130 2/2 \$31.00  
Shelby Cnty Judge of Probate, AL  
05/21/2013 11:13:37 AM FILED/CERT

ALTA Commitment

**Stewart Title Guaranty Company**

TS-1300544