

This instrument was prepared by

Send Tax Notice To: Ian Fitzsimmons

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216

name 2304 Mountain Run
Birmingham, Al. 35244
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20070918000437290 1/2 \$31.00
Shelby Cnty Judge of Probate, AL
09/18/2007 11:33:37AM FILED/CERT

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred seventy-five thousand and no/100 (\$275,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles W. Lord, IV and his wife M. Manuela M. Pulals

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ian Fitzsimmons and Katherine Fitzsimmons

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 12, according to the Survey of Shadow Brook, as recorded in Map Book 6, page 102
in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights of way of record.

\$261,250.00 of the above mentioned purchase price was paid for from a mortgage loan
which was closed simultaneously herewith.

Grantor M. Manuela M. Pulals is one and the same as Manuela M. Pulals and Marie
Manuela Pulals, and M. Manuela M. Pujals.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; It being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 29
day of August, 2007, 20

WITNESS:

(Seal)
(Seal)
(Seal)

Charles W. Lord, IV by Deborah Weyandt as
his Attorney in Fact (Seal)
CHARLES W. LORD, IV by Deborah Weyandt as his
Attorney in Fact (Seal)
M. Manuela M. Pulals by Deborah Weyandt as
her Attorney in Fact (Seal)
M. MANUELA M. PULALS by Deborah Weyandt as
her Attorney in Fact
General Acknowledgment

STATE OF ALABAMA


COUNTY

I, _____, a Notary Public in and for said County, in said State,
hereby certify that _____
whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 20 _____

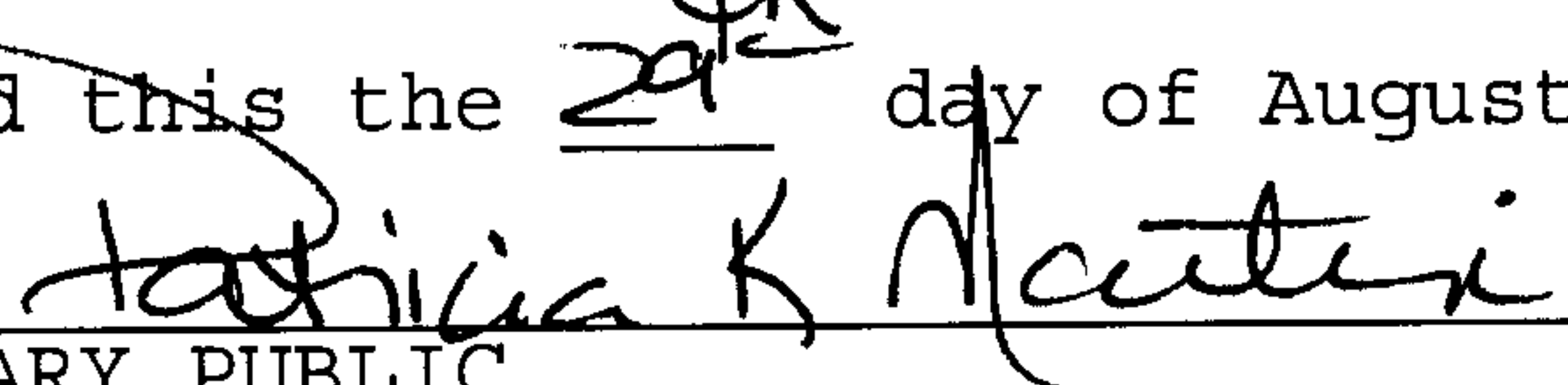
Notary Public.

State of Alabama
County of Jefferson


20070918000437290 2/2 \$31.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said county in said state hereby certify that Deborah Weyandt under Durable Specific Power of Attorney for Charles W. Lord, IV and his wife M. Manuela M. Pulals 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, she in her capacity as such Attorney in Fact under Power of Attorney for Charles W. Lord, IV and M. Manuela M. Pulals is executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of August, 2007


NOTARY PUBLIC

My commission expires: 6/28/08

Shelby County, AL 09/18/2007
State of Alabama

Deed Tax: \$14.00