

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
William R. Justice, Attorney
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Jason B. Melton
8990 Old Highway 280
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

\$12,000.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten no/00 Dollars (\$10.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JOHN FRANKLIN MELTON and wife, SARAH VIRGINIA MELTON**, (herein referred to as grantor, whether one or more) does by these presents grant, bargain, sell and convey unto, **JASON B. MELTON**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, Melton Family Subdivision, as recorded in Map Book 39, Page 95, in the Probate Office of Shelby County, Alabama.

Also, a non-exclusive 30-foot wide easement for ingress, egress and utilities running easterly from Crenshaw Road to the above lot, as shown on recorded plat.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of February, 2008.

Shelby County, AL 02/08/2008
State of Alabama

Deed Tax: \$12.00

John F Melton
John Franklin Melton

Sarah Virginia Melton
Sarah Virginia Melton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Franklin Melton and Sarah Virginia Melton, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of February, 2008.

My Commission Expires: 9/12/11

William R Justice
Notary Public