

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Tyler D. Vann
245 Willow Point Circle
Alabaster, Alabama 35007

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred one thousand nine hundred and no/100 (\$101,900.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Timothy S. Mitchell and Jessica M. Mitchell, husband and wife and David E. Majors, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tyler D. Vann** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 26, according to the Map and Survey of Willow Point, Phase 1, as recorded in Map Book 21, Page 101, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

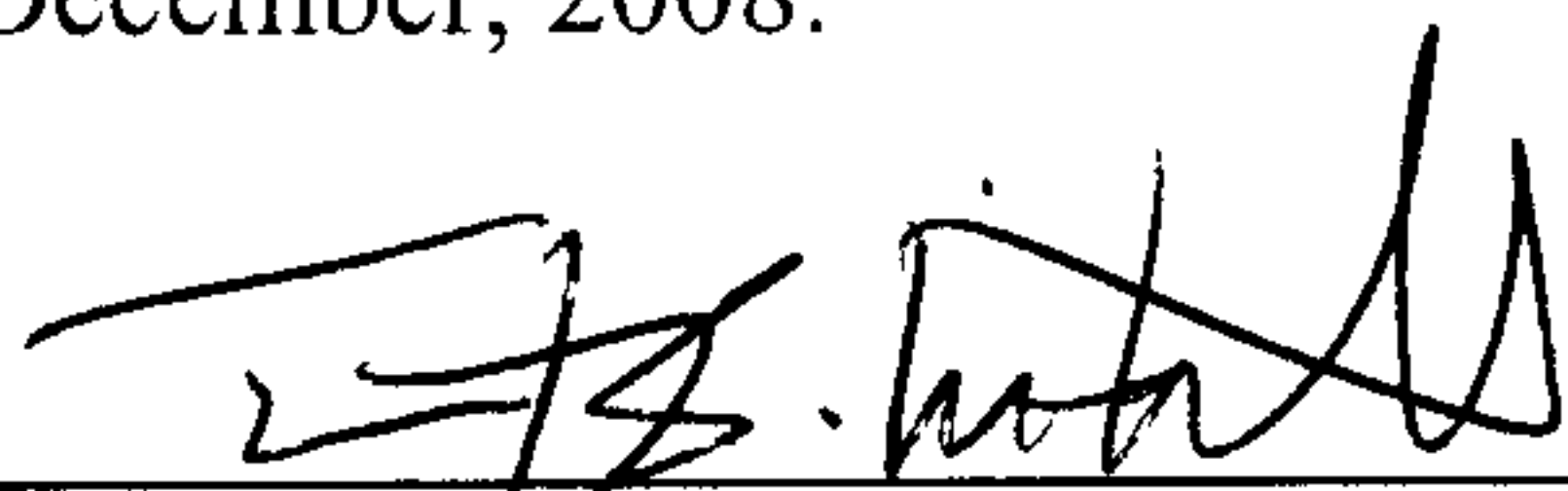
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$100,572.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

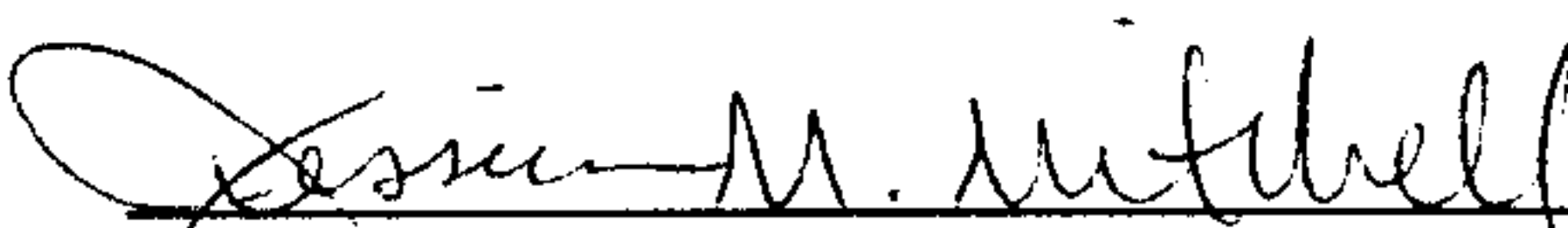
To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

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

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 19th day of December, 2008.



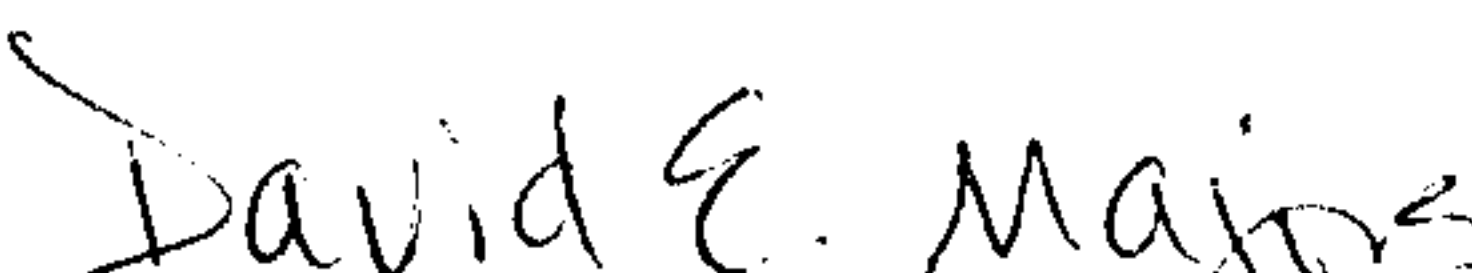
Timothy S. Mitchell



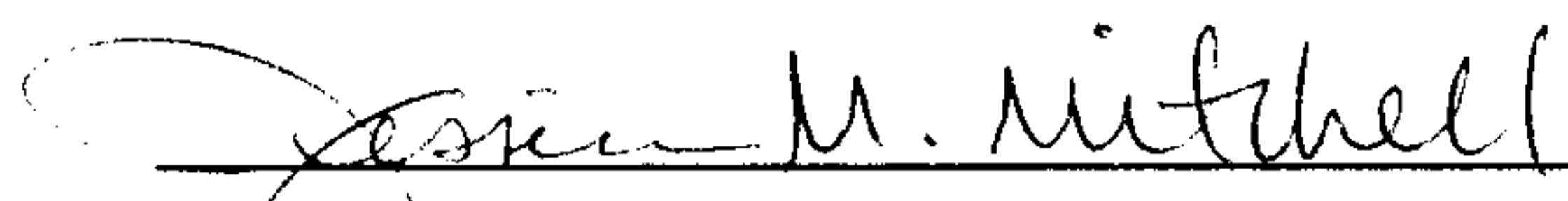
Jessica M. Mitchell

Shelby County, AL 12/30/2008
State of Alabama

Deed Tax: \$1.50



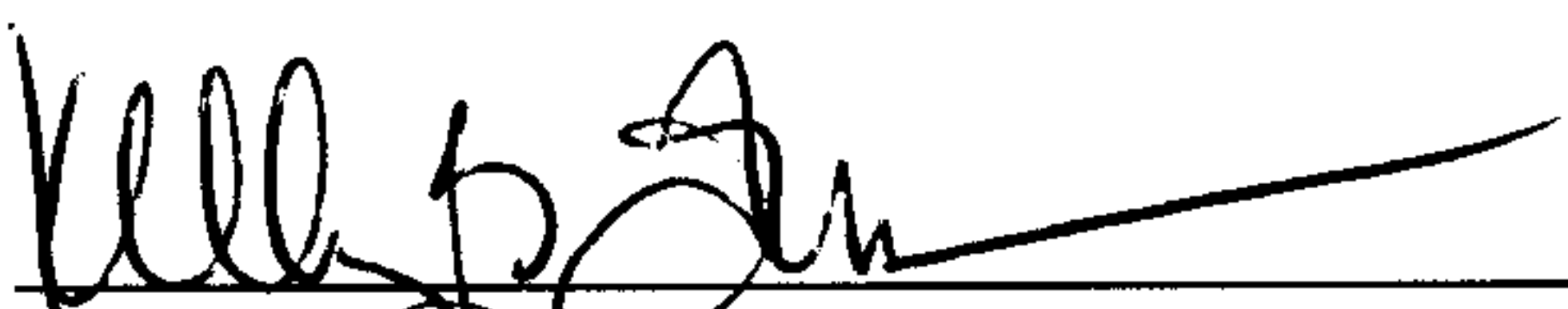
David E. Majors
by his agent and attorney in fact
Jessica M. Mitchell



STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Timothy S. Mitchell and Jessica M. Mitchell, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19th day of December, 2008.



Notary Public
My Commission Expires: 10-27-2010

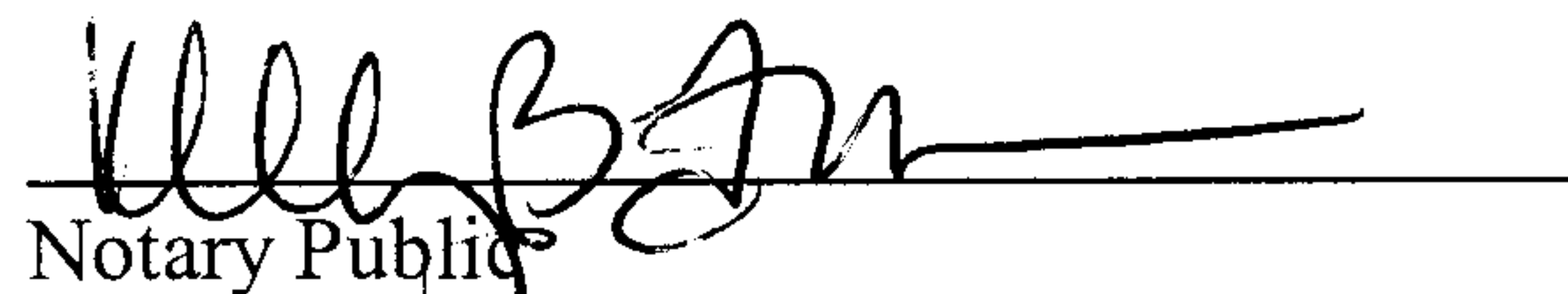
KELLY B. FURGERSON
Notary Public - Alabama State At Large
My Commission Expires 10 / 27 / 2010

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said State, hereby certify that Jessica M. Mitchell, whose name as Attorney in Fact for David E. Majors, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2008.


Notary Public
My commission expires: 10-27-2010

KELLY B. FURGERSON
Notary Public - Alabama State At Large
My Commission Expires 10 / 27 / 2010