

This instrument was prepared by

Send Tax Notice To: Roger D. Evans

(Name) Larry L. Halcomb

name

11.3 Acres Highway 61

address

Wilsonville, AL 35186

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY SIX THOUSAND FORTY AND NO/100-----
----- DOLLARS (\$86,040.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Waylon E. Cooper and wife, Sandra F. Cooper

(herein referred to as grantors) do grant, bargain, sell and convey unto Roger D. Evans and wife, Diane J. Evans

(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 3, according to the Survey of Lazy C. Farms, as recorded in Map Book 40,
page 105, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2009.
Subject to items on attached Exhibit "A".

\$ 73,134.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

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 30th
day of December, 2008.

Shelby County, AL 01/02/2009
State of Alabama

Deed Tax: \$13.00

____ (Seal)

Waylon E. Cooper (Seal)
Waylon E. Cooper

____ (Seal)

Sandra F. Cooper (Seal)
Sandra F. Cooper

____ (Seal)

____ (Seal)

STATE OF ALABAMA

Jefferson COUNTY

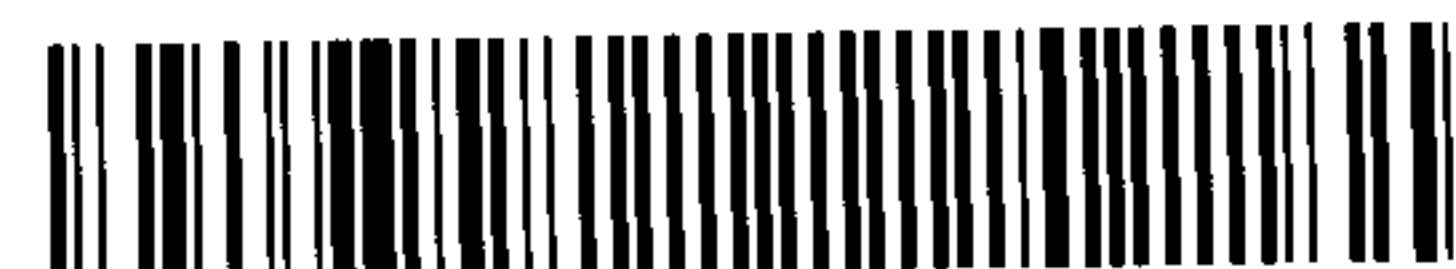
General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Waylon E. Cooper and wife, Sandra F. Cooper
whose name(s) 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 30th day of December A.D., 2008

Larry L. Halcomb

Notary Public



20090102000000170 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
01/02/2009 09:29:54AM FILED/CERT

EXHIBIT "A"

Restrictions as shown by recorded map.

No further subdivision of lots as restricted by recorded map.

NOTE: Map Book 40, page 105 shows the following reservation:

Sink Hole Prone Areas-The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County, Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity".

Easement to Alabama Power Company recorded in Shelby Volume 131, page 480, in the Probate Office of Shelby County, Alabama.

Easement recorded in Instrument 20030711000441150 in the Probate Office of Shelby County, Alabama.