

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventy Five Thousand and no/100-----(\$75,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

Peggy S. Rush AKA Peggy B. Rush, a married woman

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

Stanley E. Bates and Teresa B. Bates, husband and wife

(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 519, according to the Survey of Riverchase Country Club, 12th Addition, as recorded in Map Book 8, Page 140, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

NOTE: This property is not the homestead of Peggy S. Rush, AKA Peggy B. Rush or her spouse.

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 on 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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 16th day of April, 2009.

Peggy S. Rush AKA Peggy B. Rush

STATE OF ALABAMA

Shelby COUNTY

I, Richard Greene, a Notary Public in and for said County, in said State, hereby certify that Peggy S. Rush AKA Peggy B. Rush 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of April A.D. 2009.

Exp - 2-1-10