

This instrument was prepared by:
Walter F. Scott, III, LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243

Send Tax Notice To: Eric S. Rubin
713 Riverchase Parkway West
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

20090507000170900 1/1 \$166.00
Shelby Cnty Judge of Probate, AL
05/07/2009 12:15:32 PM FILED/CERT

That in consideration of Two Hundred Ninety Thousand dollars and Zero cents (\$290,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Robert D. Hunter and Leigh M. Hunter, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Eric S. Rubin (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 31 and the following described part of Lot 30: Begin at the Northwestern corner of Lot 30, according to the amended map of Riverchase West, as recorded in Map Book 6, Page 100, in the Probate Office of Shelby County, Alabama, and run in an Easterly direction along the Northerly line of said Lot 30 for a distance of 181.08 feet to the Northeasterly corner of said Lot 30; thence 67 degrees 52 minutes and forty six seconds right and in a Southerly direction along the Easterly line of said Lot 30 for a distance of 6.73; thence 114 degrees 04 minutes right in a Westerly direction for a distance of 183.72 feet to the point of beginning.

Note: \$135,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND 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, 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th day of April, 2009.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Robert D. Hunter

(SEAL)

Leigh M. Hunter

(SEAL)

(SEAL)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Robert D. Hunter and Leigh M. Hunter 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 30th day of April, 2009.

Notary Public
My Commission Expires: 6/6/2011

