13/50,000

This instrument prepared (without examination of title) by:
C. Fred Daniels
Cabaniss, Johnston, Gardner, Dumas,
& O'Neal LLP
2001 Park Place North, Suite 700
Birmingham, Alabama 35203

Send tax notice to:

Beverly & Crawford Nevins 5386 Meadow Brook Road Birmingham, AL 35242

200906100000221280 1/2 \$165.00 Shelby Cnty Judge of Probate, AL 06/10/2009 12:38:52 PM FILED/CERT

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

: KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned BEVERLY B. NEVINS and CRAWFORD NEVINS, Co-Trustees of the BEVERLY B. NEVINS TRUST, dated the 19th day of January, 2000, ("Grantors"), in hand paid by BEVERLY B. NEVINS and CRAWFORD NEVINS, wife and husband, ("Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents grant, bargain, sell, and convey unto the said Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Mountain Ridge Estates, 1st Sector, as recorded in Map Book 7, page 100, in the Probate Office of Shelby County, Alabama.

The Property is conveyed subject to the following:

- 1. General and special taxes and assessments not yet due and payable.
- 2. Fire district and library district assessments not yet due and payable.
- 3. Mining and mineral rights not owned by Grantors.
- 4. All applicable zoning ordinances.
- 5. All encumbrances of record.

This conveyance is intended to convey the entire interest to the Grantees.

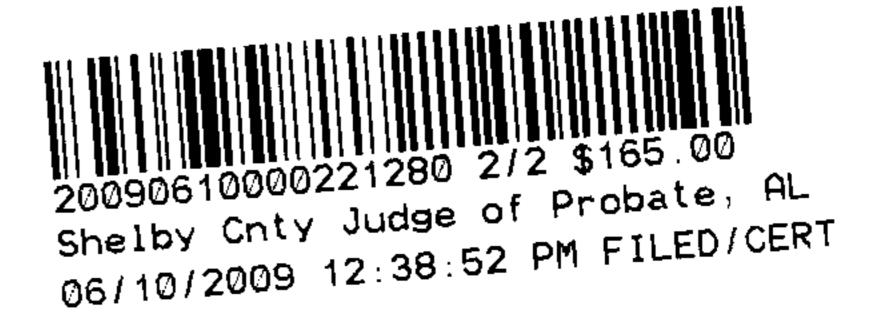
TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

And said Grantors do for themselves and for their heirs and assigns, covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns 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, Grantors have hereto set their signatures and seals this the 9th day of June, 2009.

BEVERLY B. NEVINS, as Co-Trustee of the BEVERLY B. NEVINS TRUST, dated the 19th day of January, 2000

CRAWFORD NEVINS, as Co-Trustee of the BEVERLY B. NEVINS TRUST, dated the 19th day of January, 2000



## STATE OF ALABAMA )

## JEFFERSON COUNTY )

I, the undersigned, a notary public, in and for said County in said State, hereby certify that BEVERLY B. NEVINS and CRAWFORD NEVINS, whose names as Co-Trustees of the BEVERLY B. NEVINS TRUST, dated the 19th day of January, 2000, 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 instrument they, in their capacities as such Co-Trustees, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of June, 2009.

Notary Public

[SEAL]

My commission expires September 14, 2010