This deed prepared by:

Sparks Law Firm, LLC 2635 Valleydale Road, Suite 200 Birmingham, AL 35244

Direct: 205-215-8433

Grantees Address:

Jacob & Amanda Cheatham 1153 Forest Lakes Way Sterrett, AL 35147

STATE OF ALABAMA **COUNTY OF SHELBY**

WARRANTY DEED

WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100ths (\$10.00) dollars, and other good and valuable consideration paid to the undersigned BROCK JACKSON NIX, an unmarried man, and MINDY MICHELLE NIX, an unmarried woman, (herein referred to as "Grantors"), in hand paid by AMANDA R. CHEATHAM and JACOB K. CHEATHAM, husband and wife, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees, during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all the Grantors' interest in the following-described real estate situated in, SHELBY COUNTY, ALABAMA, to-wit:

Lot 314, according to the Survey of Forest Lakes Sector 4, as recorded in Map Book 33, Page 25, A, B, and C, according to the Judge of Probate of Shelby County, Alabama.

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

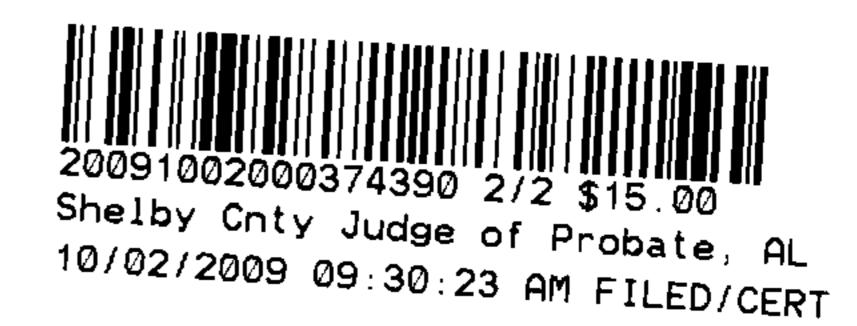
GRANTORS do for Grantors' and Grantors' heirs and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on this 28th day of September, 2009.

Brock Jackson Nix

Mindy Michelle Nix

Shelby Cnty Judge of Probate, AL 10/02/2009 09:30:23 AM FILED/CERT



STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public, hereby certify that Brock Jackson Nix and Mindy Michelle Nix, whose names are each signed to the foregoing instrument or conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they each executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 28th day of September, 2009.

C. Ryan Sparks, Notary Public My commission expires: December 18, 2011