

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

Send Tax Notice To:
Bradley Jansen Bush
1210 5th Avenue NW
Alabaster, AL 35007

Shelby County, AL 03/02/2010
State of Alabama
Deed Tax : \$18.00

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS


20100302000061030 1/2 \$32.00
Shelby Cnty Judge of Probate, AL
03/02/2010 12:03:25 PM FILED/CERT

That in consideration of \$88,500.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Margie N. Hicks, single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Bradley Jansen Bush and Michelle Bush (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

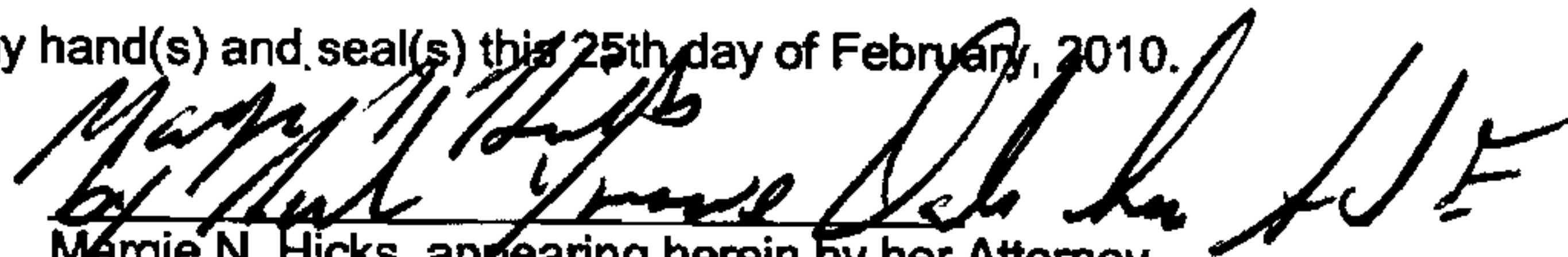
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees 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.

Note: \$70,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

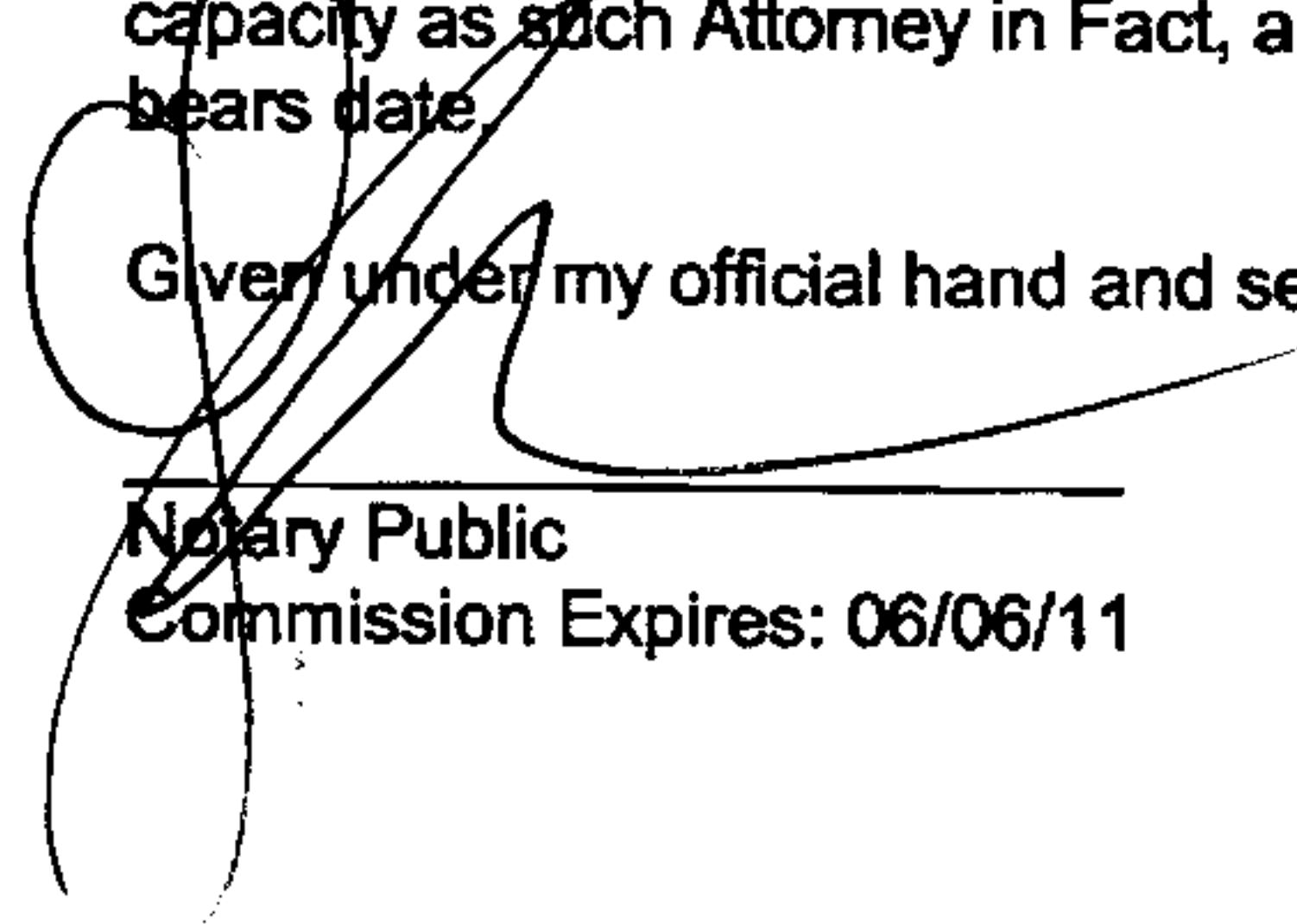
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 25th day of February, 2010.


Margie N. Hicks, appearing herein by her Attorney
in Fact, Amber Yvonne Dale

State of Alabama
Shelby County

I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that Amber Holle Hicks whose name as Attorney in Fact for Margie H. Hicks is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 25th day of February, 2010.


Notary Public
Commission Expires: 06/06/11

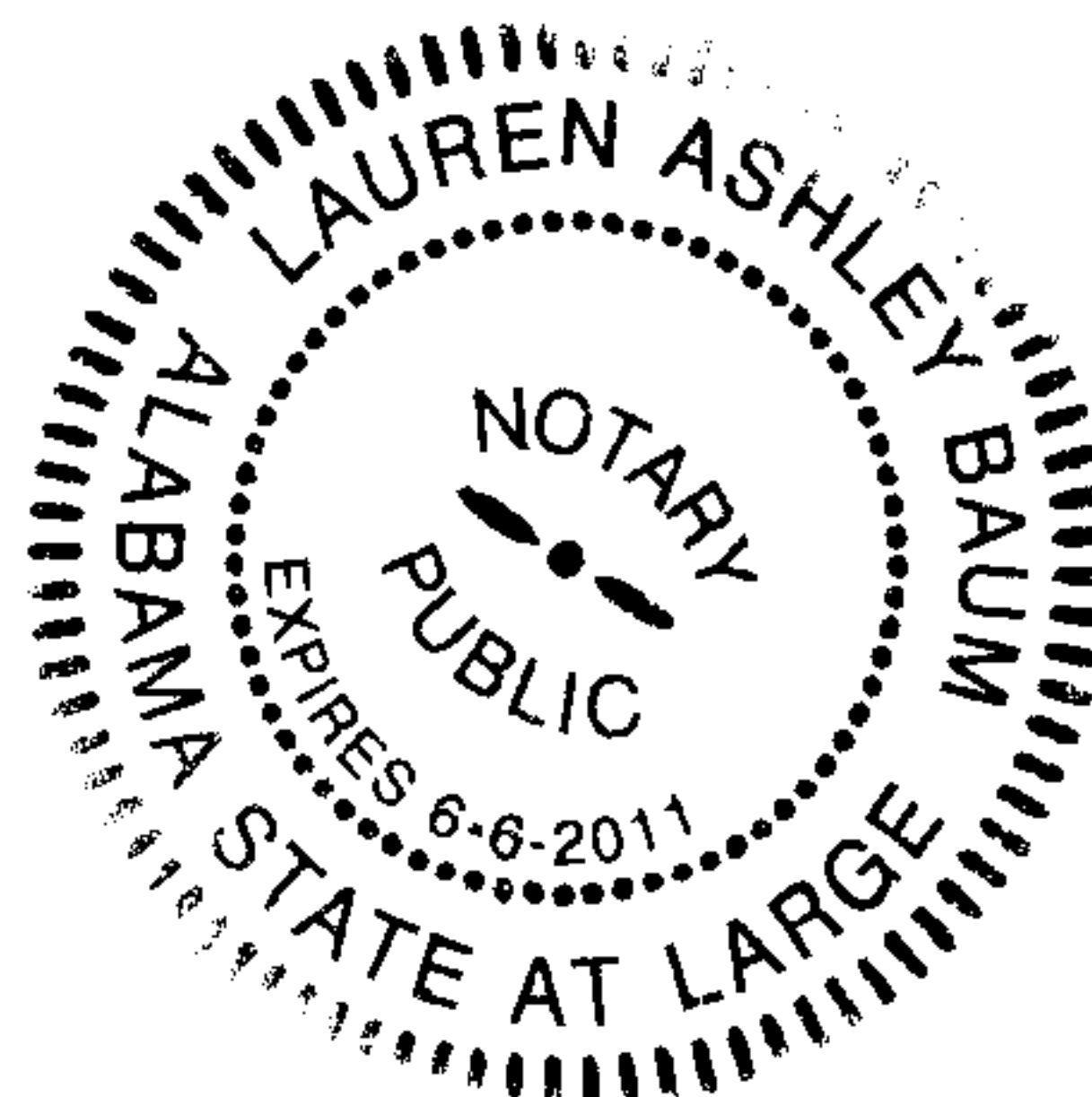


EXHIBIT "A"
Legal Description



20100302000061030 2/2 \$32.00
Shelby Cnty Judge of Probate, AL
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Part of the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, more
particullary described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South,
Range 3 West, run thence in a Northerly direction along the East line of said 1/4-1/4 section for a distance of 30
feet; thence turn an angle to the left of 88 degrees 50 minutes and run in a Westerly direction a distance of 125
feet to the point of beginning, and from the point of beginning thus obtained. Thence continue along last
described course for a distance of 100 feet; thence turn an angle to the right of 88 degrees 50 minutes and run in
a Northerly direction for a distance of 150 feet; thence turn an angle to the right of 91 degrees 10 minutes and
run in an Easterly direction for a distance of 100 feet; thence turn an angle to the right of 88 degrees 50 minutes
and run in a Southerly direction for a distance of 150 feet to the point of beginning, Shelby County, Alabama.