

WARRANTY DEED

STATE OF ALABAMA ) SEND TAX NOTICE TO: THIS INSTRUMENT PREPARED  
 ) Donald H. Myers, BY: W. Eric Pitts, Esq., W. Eric Pitts  
COUNTY OF SHELBY ) 308 Wixford Trace LLC, P.O. Box 280; Alabaster, AL  
 Alabaster, AL 35007 35007; (205) 621-7624. No title  
 opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS, that Georgia Mikul, who has duly qualified and has been duly and legally appointed by the Probate Court of Shelby County, Alabama, as Personal Representative of the Will and Estate of Juanita Stanford, deceased, Shelby County Probate Case No. PR-2008-000572, and who is now acting as such Personal Representative (hereinafter "GRANTOR"), for and in consideration of the sum of \$180,000.00, to her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR, as such Personal Representative, hereby grants, bargains, sells and conveys to Donald H. Myers and Barbara E. Myers (hereinafter "GRANTEES") for and 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, that property and interest described as follows:

Lot 351, according to the Survey of Weatherly, Wixford Moor, Sector 24, as recorded in Map Book 20, Page 144, in the Probate Office of Shelby County, Alabama.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever (of record or otherwise).

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

GRANTOR DOES HEREBY COVENANT, for herself, her successors, and assigns, with GRANTEES, their successors, heirs and assigns, that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTOR HAS HERETO set her hand and seal on April 27, 2010.

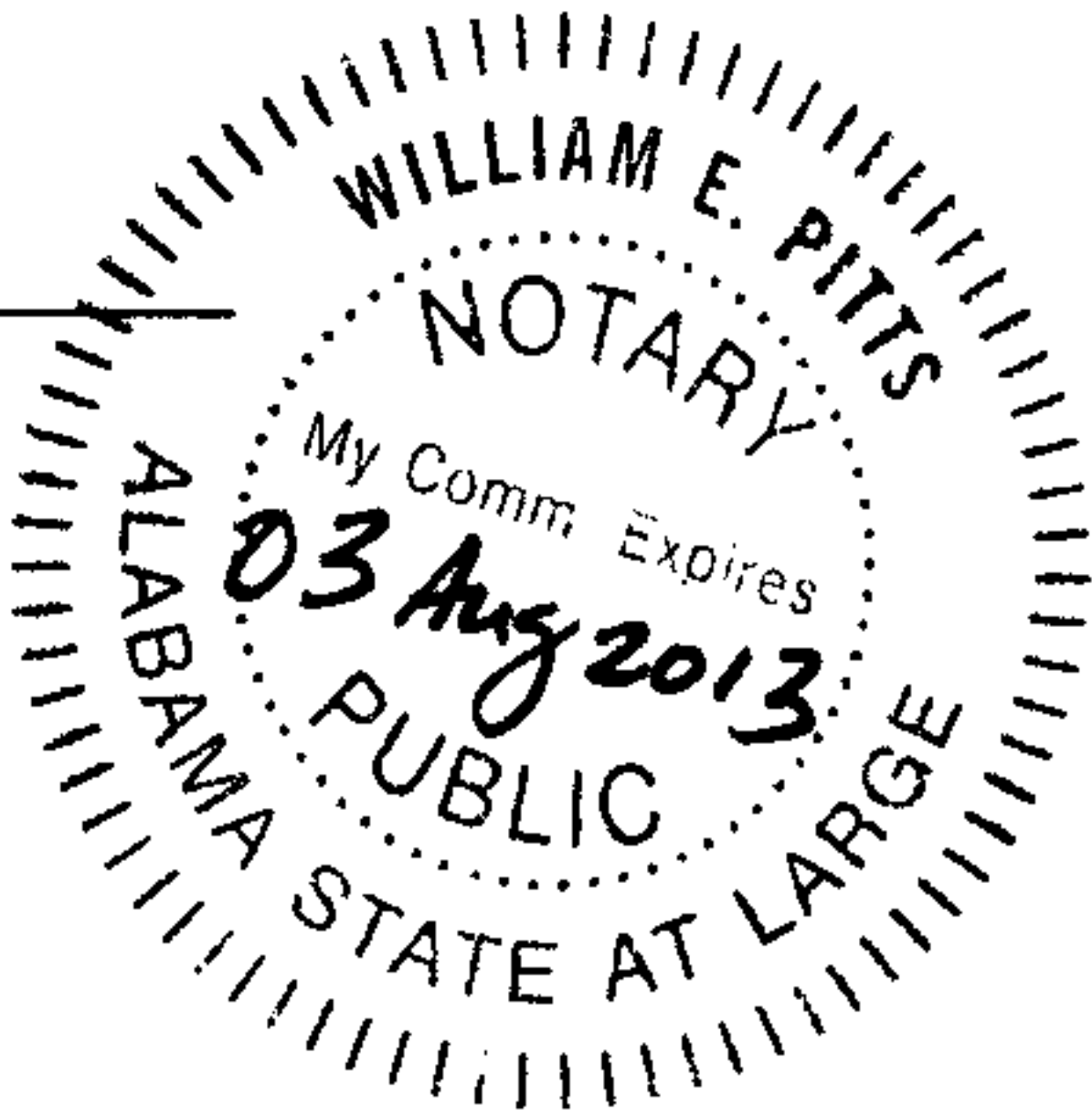
*Georgia Mikul as Personal Representative*  
Georgia Mikul, as Personal Representative  
of the Estate of Juanita Stanford, Deceased,  
Shelby County, Alabama Probate Court  
Case No. PR-2008-000572

STATE OF ALABAMA  
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Georgia Mikul, whose name is signed to the foregoing instrument as the Personal Representative of the Will and Estate of Juanita Stanford, deceased, Shelby County Probate Court Case No. PR-2008-000572 and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, she executed the same voluntarily and as such Personal Representative acting with full authority on the day and year set forth above.

GIVEN UNDER MY HAND, on April 27, 2010.

*William E. Pitts*  
NOTARY PUBLIC



20100505000139070 1/1 \$191.00  
Shelby Cnty Judge of Probate, AL  
05/05/2010 11:23:09 AM FILED/CERT

Shelby County, AL 05/05/2010  
State of Alabama  
Deed Tax : \$180.00