


Send tax notice to:
Brett Reeder and Amanda Reeder
121 Paddington Station
Maylene, Alabama 35114


20100602000174230 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
06/02/2010 03:13:47 PM FILED/CERT

Shelby County, AL 06/02/2010
State of Alabama
Deed Tax : \$2.50

FRS File No.: 638236

Customer File No.: 8053799

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF ~~Jefferson~~ SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of (\$155,000.00) One
Hundred Fifty Five Thousand & No/100----- DOLLARS and other valuable considerations to
the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby
acknowledged, David J. Fortenbery and Autumn Fortenbery, husband and wife, (herein referred to as
GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Brett Reeder and
Amanda Reeder as joint tenants with rights of survivorship,
of

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 192, according to the Survey of Cedar Grove at Sterling Gate Sector 2, Phase 7, as recorded in Map
Book 31, Page 147, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of
record and affect the above-described property. \$152,940.00 of the consideration was paid
from the proceeds of a mortgage loan closed simultaneously herewith.

For ad valorem tax appraisal purposes only, the address of the property is 121 Paddington Station,
Maylene, AL 35114, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and
appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR
is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all
encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 2nd day of February, 2010.

David J. Fortenbery (Seal)
David J. Fortenbery

Autumn Fortenbery (Seal)
Autumn Fortenbery

THE STATE OF Alabama
COUNTY OF Jefferson }

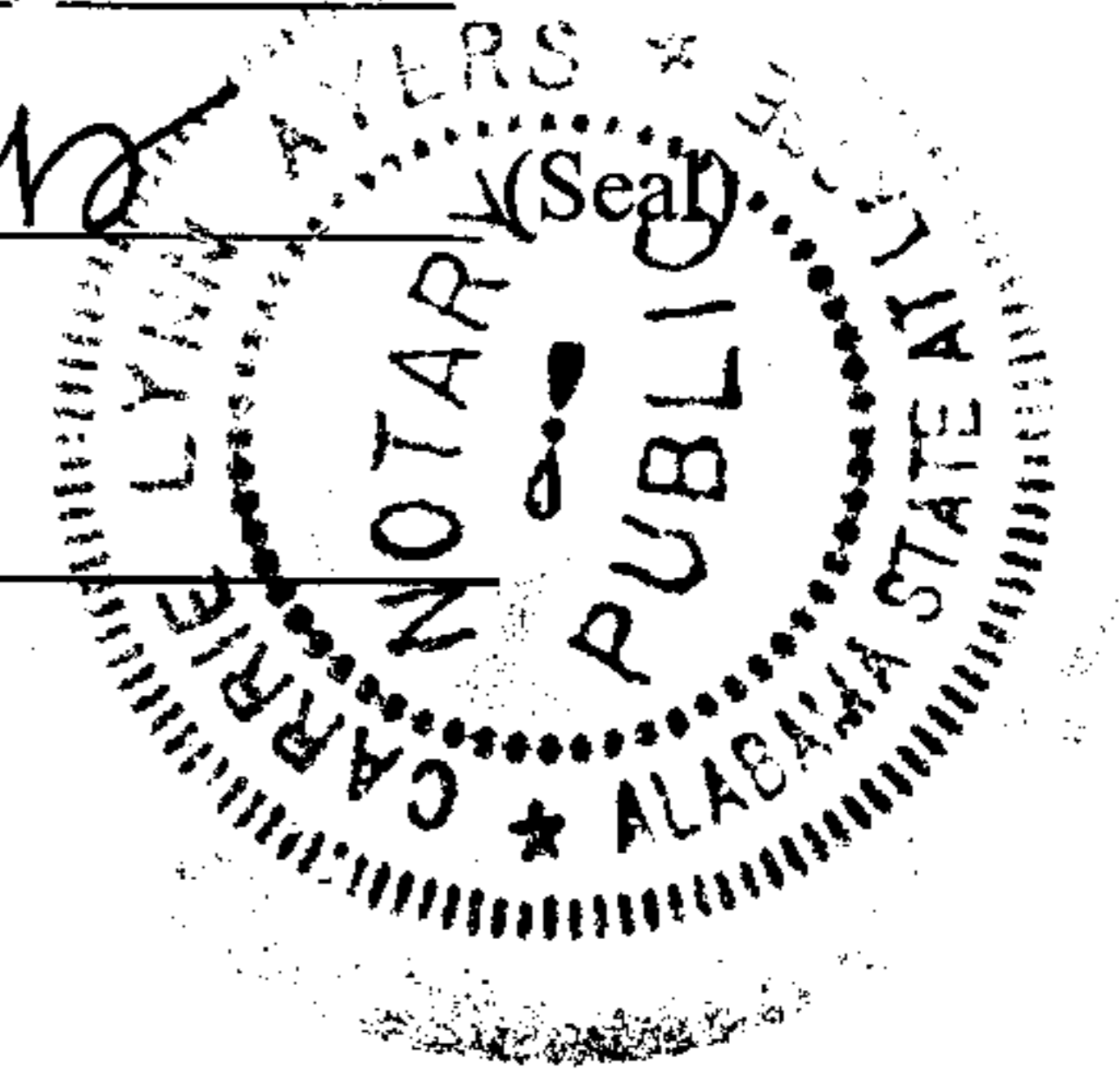
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David J. Fortenbery married Autumn Fortenbery (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, 2/2/10 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 02 day of Feb, 2010

Carrie Lynn Ayers (Seal)
Notary Public

MY COMMISSION EXPIRES MARCH 28, 2012

My Commission Expires



THE STATE OF Alabama
COUNTY OF Jefferson }

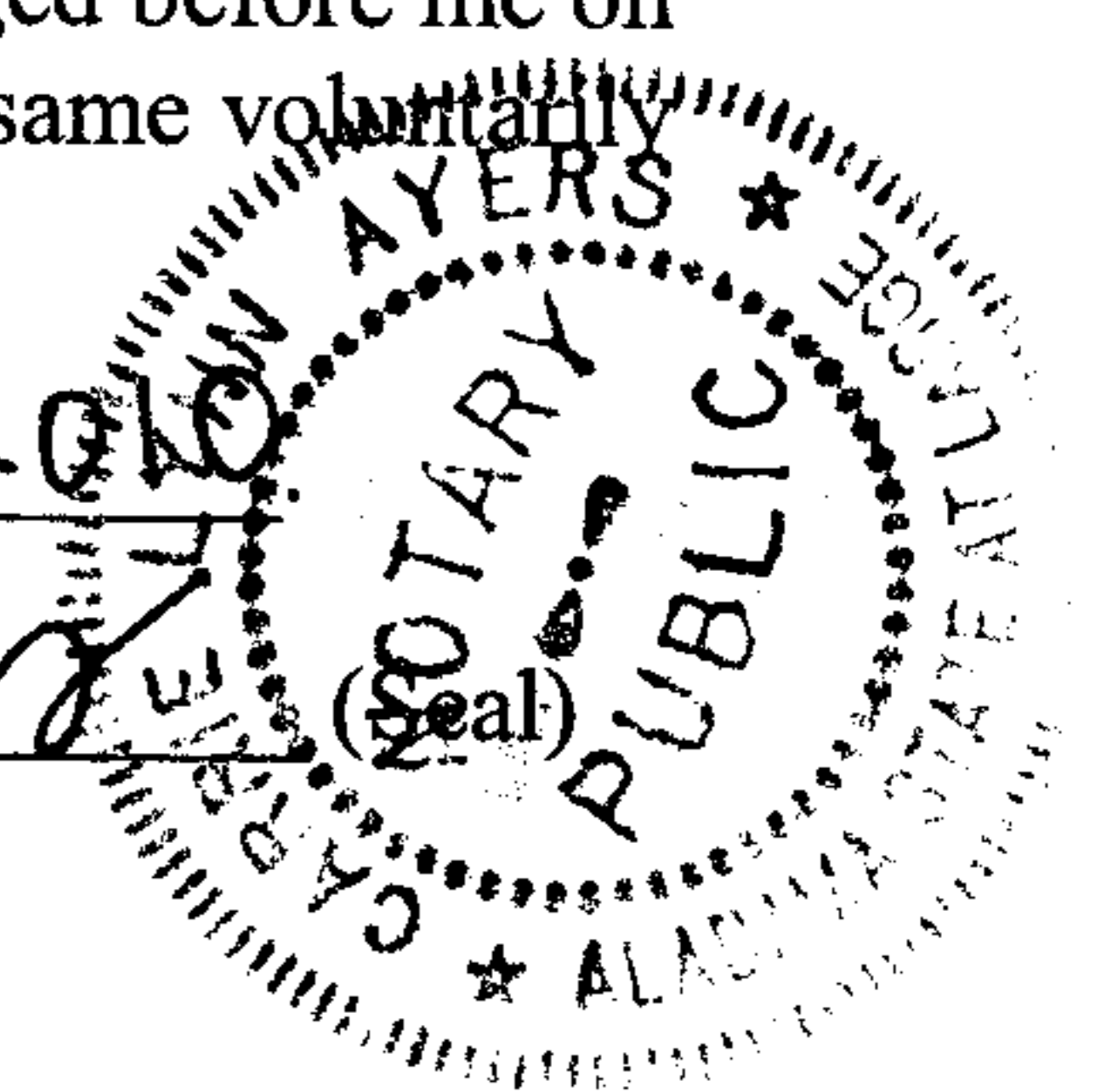
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Autumn Fortenbery married David Fortenbery (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 02 day of Feb, 2010

Carrie Lynn Ayers (Seal)
Notary Public

MY COMMISSION EXPIRES MARCH 28, 2012

My Commission Expires



This document prepared by: Marcy Rafferty, Account Specialist, 7330 San Pedro, Suite 300, San Antonio, TX 78216



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