


Send tax notice to:
Laurie Y. Dickinson
517 River Highlands Way
Birmingham, AL 35244


20100602000174310 1/2 \$31.50
Shelby Cnty Judge of Probate, AL
06/02/2010 03:13:55 PM FILED/CERT

Shelby County, AL 06/02/2010
State of Alabama
Deed Tax : \$17.50

FRS File No.: 640248

Customer File No.: 8056219

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of (\$343,500.00) Three
Hundred Forty Three Thousand Five Hundred DOLLARS and other valuable considerations to
the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby
acknowledged, James R. Eckert and Karen M. Eckert, husband and wife, (herein referred to as
GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Laurie Y. Dickinson
of

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

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

Lot 13-A, according to a Resurvey of Lots 13 and 14, RiverHighlands, as recorded in Map book 23, Page
154, in the Office of the Judge of Probate 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. \$326,325.00 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 517 River Highlands Way,
Birmingham, AL 35244, 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, her heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, her 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, her heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, her 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 1st day of March, 2010.

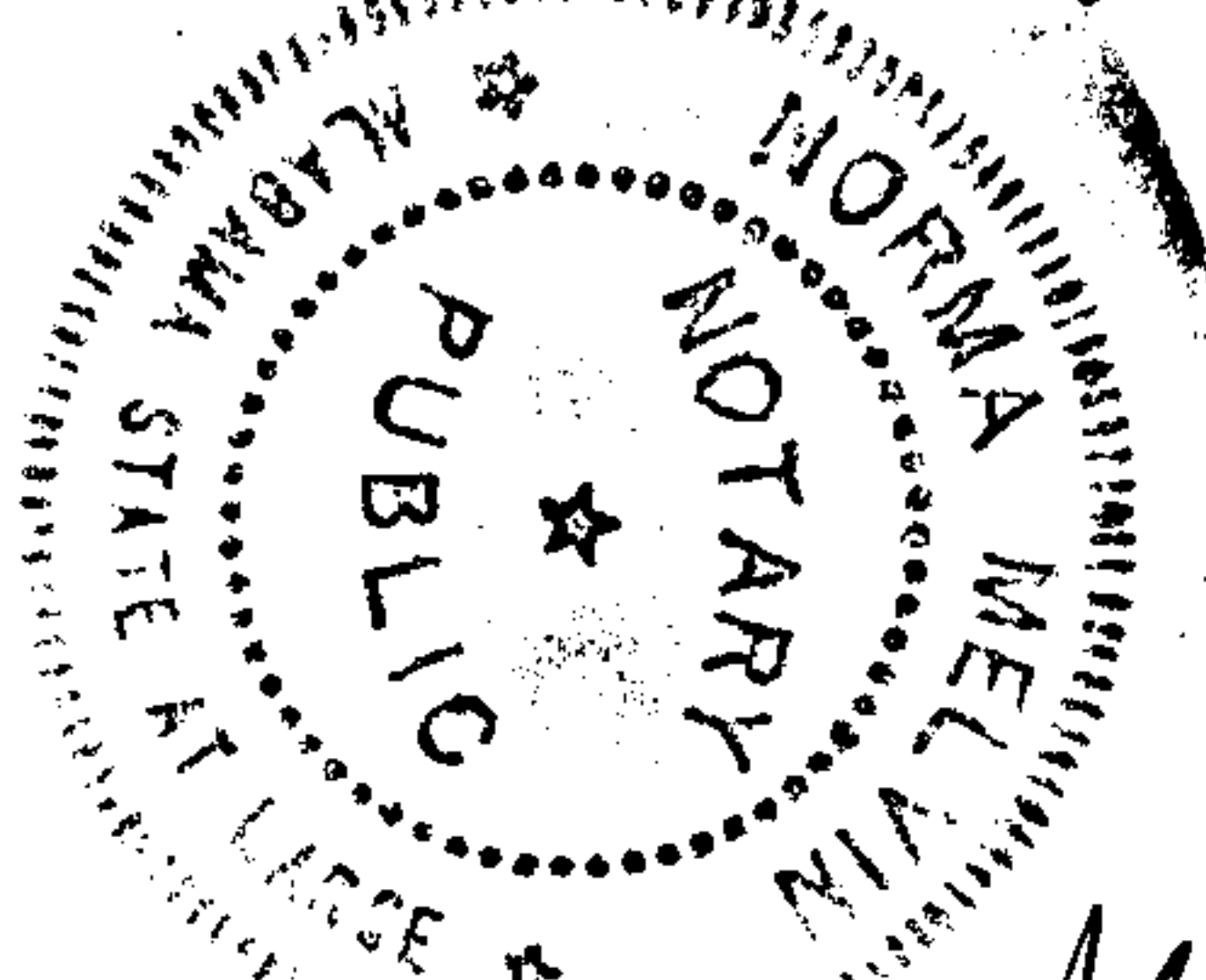
[Signature] (Seal)
James R. Eckert

[Signature] (Seal)
Karen M. Eckert

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James R. Eckert a married man (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, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 1 day of March, 2010.



[Signature] (Seal)
Notary Public

MY COMMISSION EXPIRES JULY 9, 2013

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 Karen M. Eckert a married woman (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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 1 day of March, 2010.



[Signature] (Seal)
Notary Public

MY COMMISSION EXPIRES JULY 9, 2013

My Commission Expires

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

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