

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$312,500.00** to the undersigned Grantor(s), **Larry W. Masters and Sandra D. Masters, husband and wife**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Craig M. Richardson and Judith Ann Richardson** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Meadowridge, as recorded in Map Book 11, Page 40 A&B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

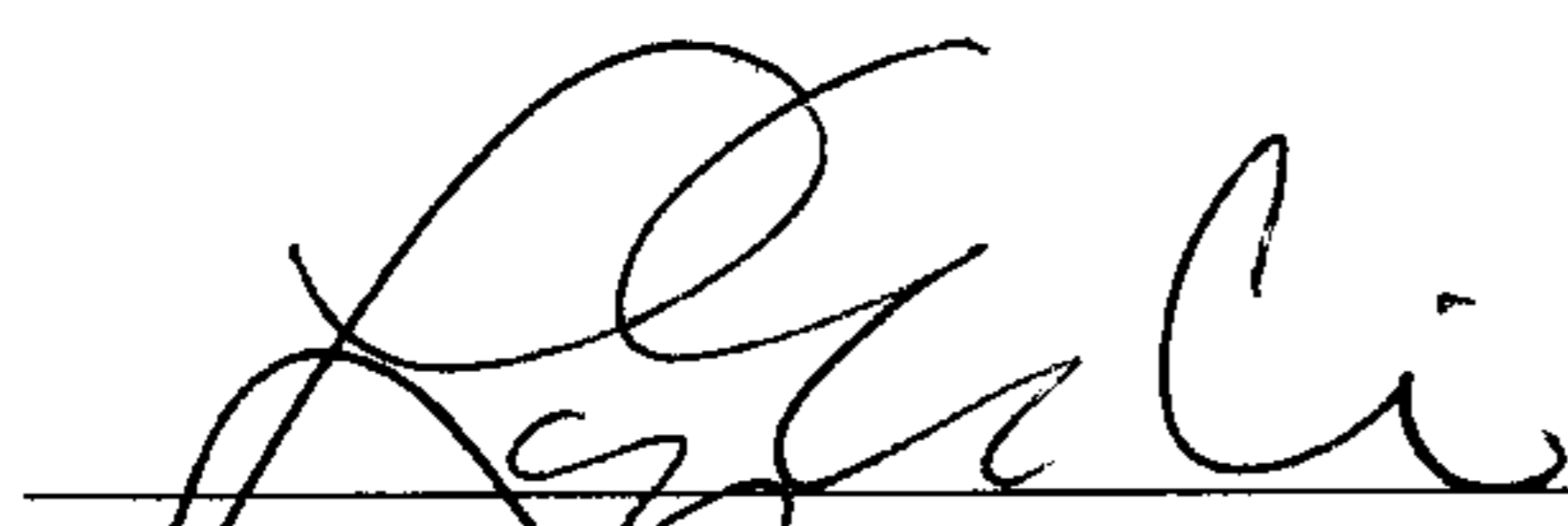
**Address of Property: 2509 Westminster Circle
Birmingham, Alabama 35242**

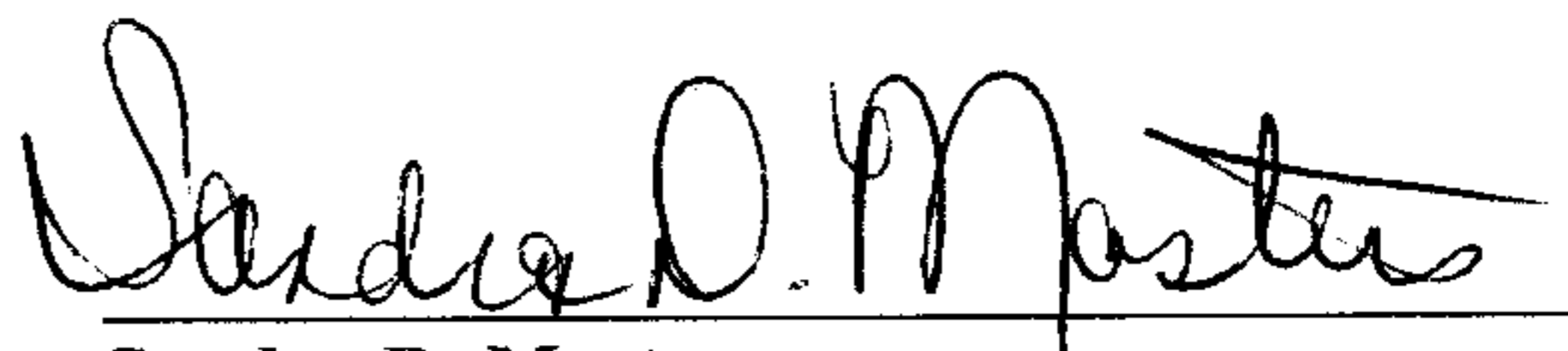
Subject to taxes for the year 2010 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$232,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, 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 heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 21st day of June, 2010.

By: 
Larry W. Masters
Grantor


Sandra D. Masters
Grantor

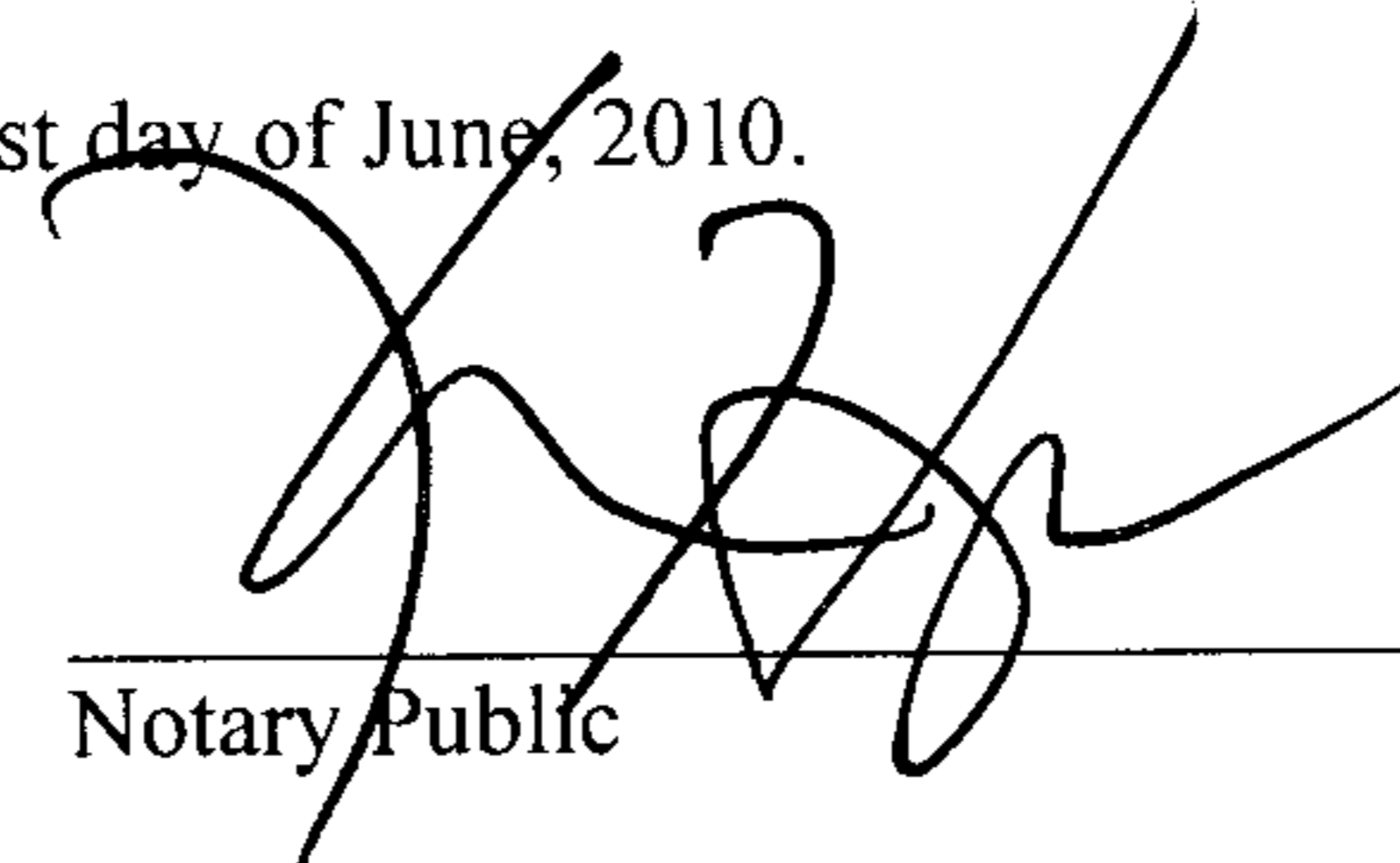
Notary Acknowledgement to Follow

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Larry W. Masters and Sandra D. Masters**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this on the 21st day of June, 2010.





Notary Public

Commission Expires: _____
Shelby County, AL 07/07/2010
State of Alabama
Deed Tax : \$80.00

This Instrument Prepared By:
Kevin Hays, Attorney at Law
300 Vestavia Parkway, Ste 3450
Birmingham, AL 35216
205-978-4650

Send Tax Notices To:
Craig M. Richardson and Judith Ann Richardson
2509 Westminster Circle
Birmingham, Alabama 35242