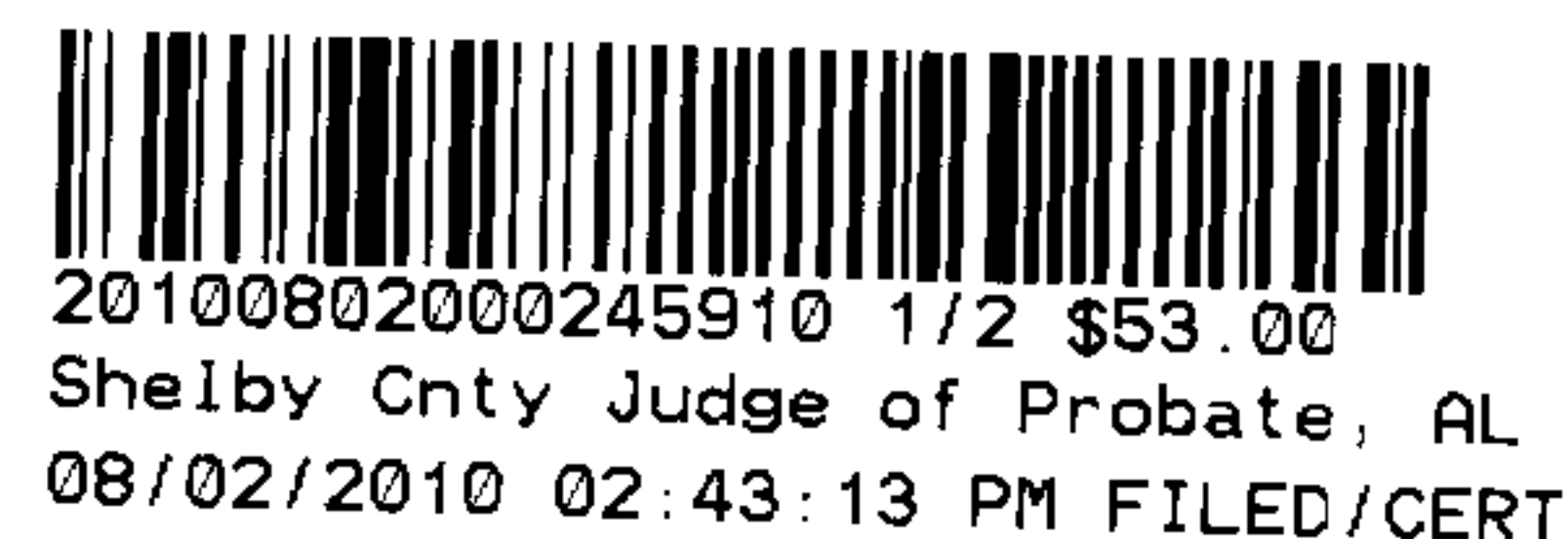


This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Darryl W. Henton
137 Turkey Hollow Road
Harpersville, AL 37078



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Three Hundred Seventy-seven Thousand, Five Hundred and no/100-----
(\$377,500.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I/we, William L. Cunningham, Jr., a married man

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
Darryl W. Henton and Katherine Davis Henton

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following
described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description of the property which is incorporated herein
for all purposes.

Subject to current taxes, easements and restrictions of record.

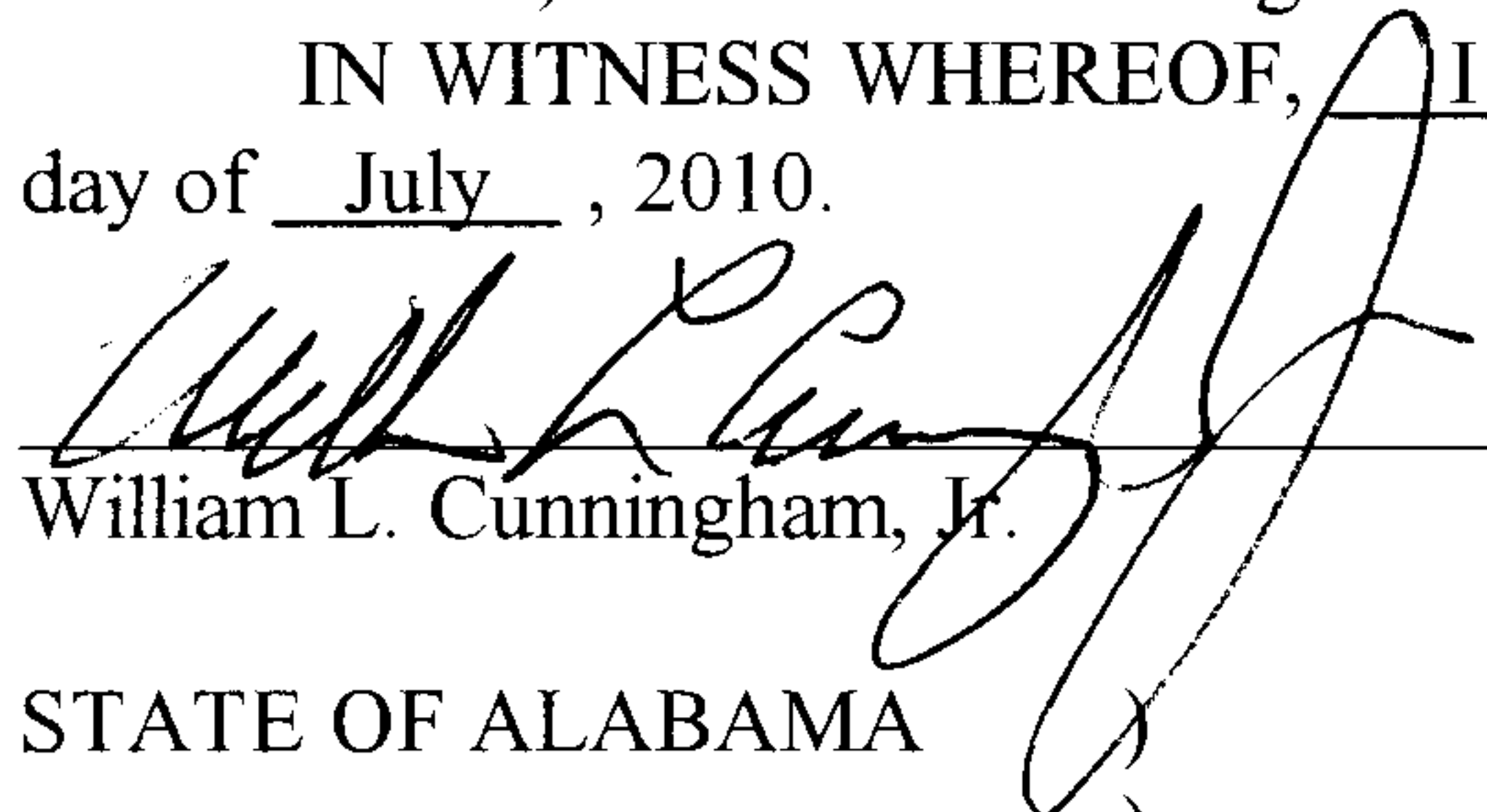
The herein above described property does not constitute the homestead of the Grantor, nor his
spouse.

\$339,750.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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 one grantee herein survives the other, the entire interest in fee simple
shall pass to the surviving grantee, and if one does not survive the other, then the heirs and
assigns of the grantees herein 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.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 22nd
day of July, 2010.



William L. Cunningham, Jr. (Seal)

(Seal)

STATE OF ALABAMA)

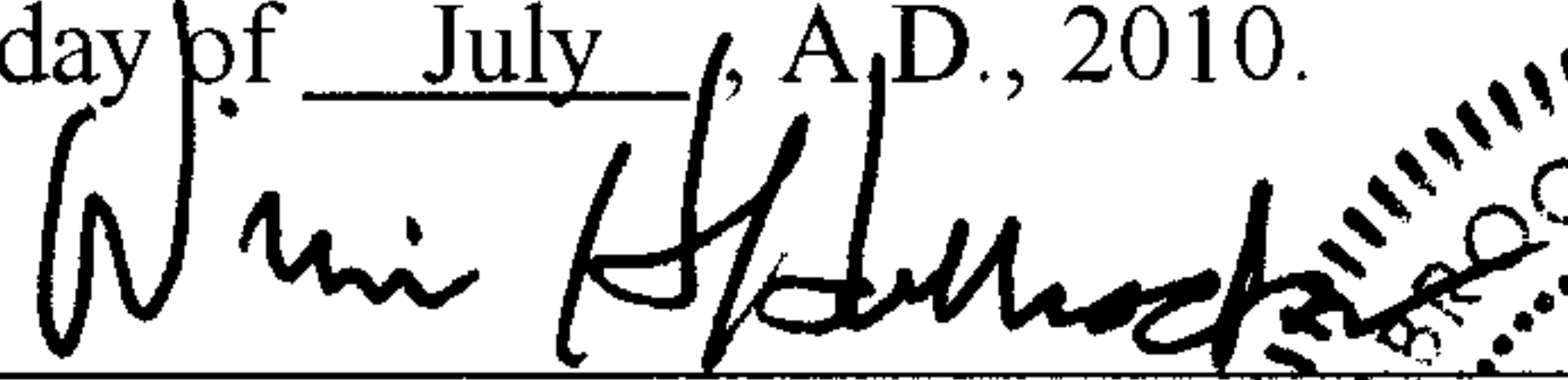
General Acknowledgment

JEFFERSON COUNTY)

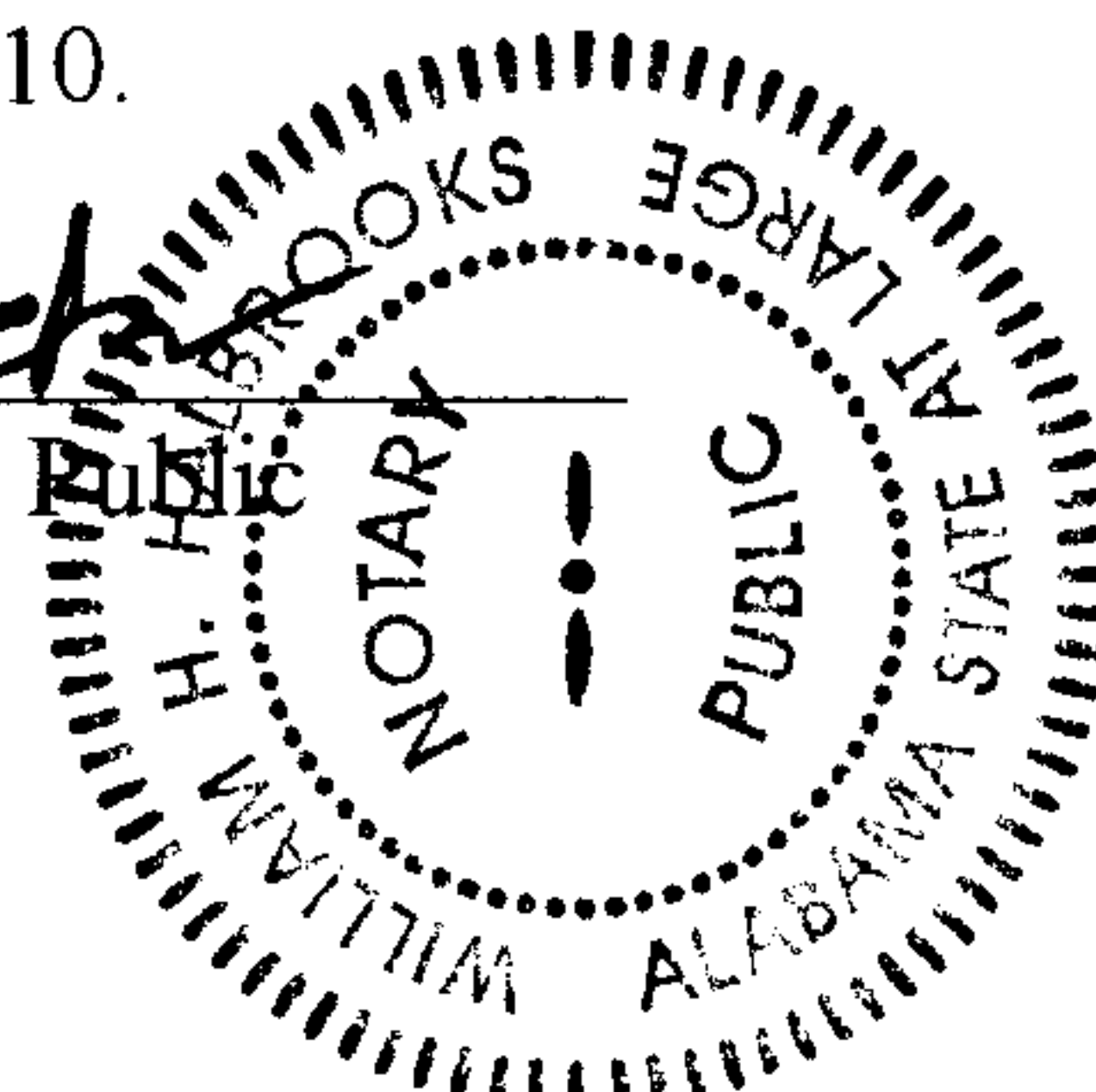
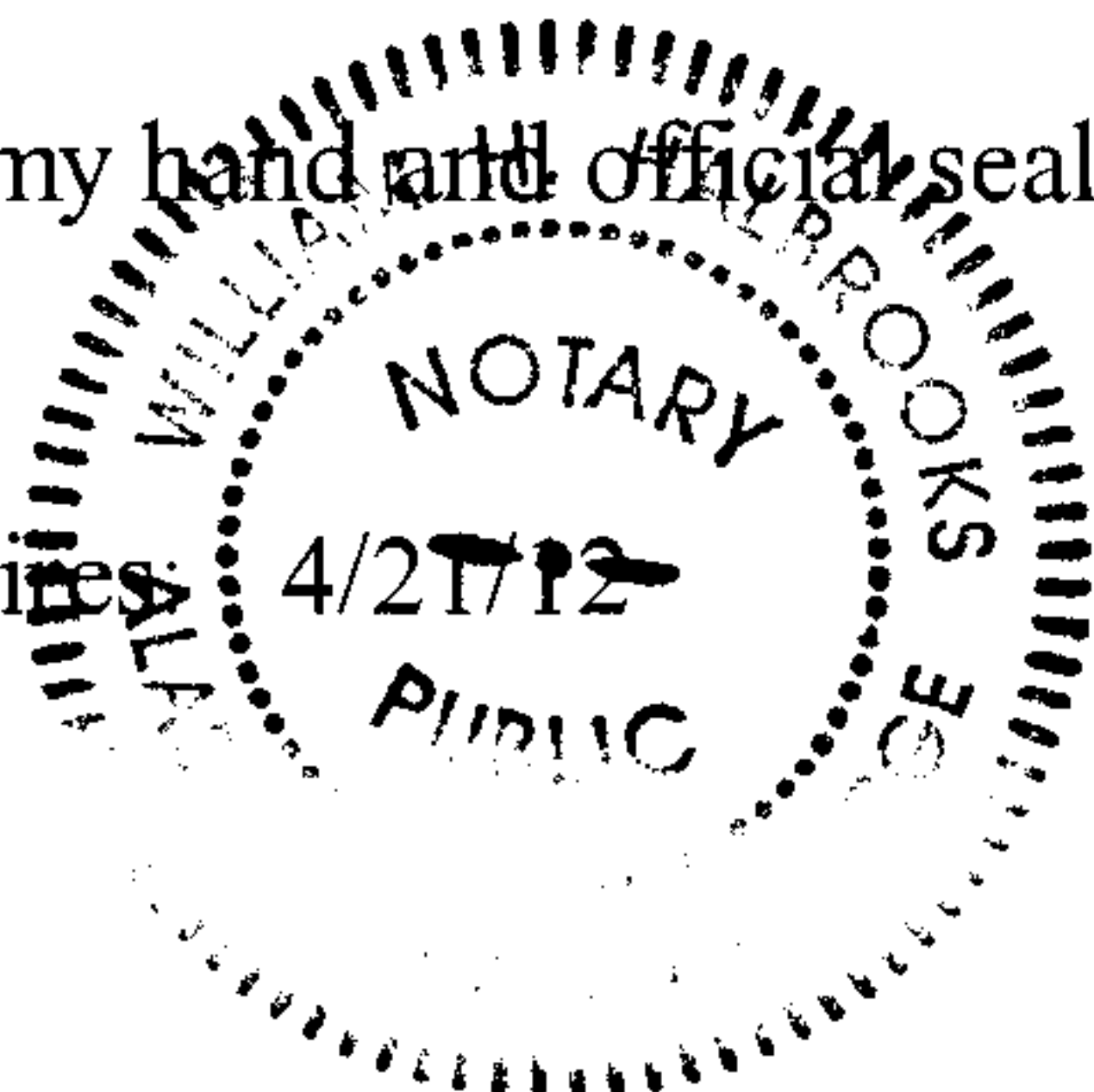
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
William L. Cunningham, Jr., whose name(s) is signed to the
foregoing conveyance, and who is known to me, acknowledged before me on this day, that,
being informed of the contents of the conveyance he executed the same voluntarily on the day the
same bears date.

Given under my hand and official seal this 22nd day of July, A.D., 2010.

My Commission Expires 4/27/12



William H. Halbrooks, Notary Public





20100802000245910 2/2 \$53.00
Shelby Cnty Judge of Probate, AL
08/02/2010 02:43:13 PM FILED/CERT

Exhibit "A"

Attached Legal Description

PARCEL I

Lot E-3, according to the Survey of Deerwood Lake, as recorded in Map Book 5, Page 30, in the Probate Office of Shelby County, Alabama.

PARCEL II

A part of the Northwest 1/4 of the Southwest 1/4 of the Section 18, Township 19 South, Range 2 East and being more particularly described as follows:

Begin at the Northeast corner of the said 1/4-1/4 section for the point of beginning; thence run Southerly 420 feet along the 1/4-1/4 section line to a point; thence run Westerly 312 feet to a point; thence Northerly 420 feet, more or less, to the North boundary line of 1/4-1/4 section; thence Easterly 312 feet, more or less, to the point of beginning.

ALSO:

A part of the Northwest Quarter of the Southwest Quarter of Section 18, Township 19 South Range 2 East. Commence at the Northeast corner of said 1/4-1/4 section; thence South along the East line 420 feet to the point of beginning; thence run Westerly along the South boundary of a tract conveyed to William Cunningham 312 feet to a point on the Southwest corner of said Cunningham Tract; thence North along West line of the Cunningham Tract 420 feet, more or less, to a point on the North boundary of said 1/4-1/4 section line; thence West along the North line 88 feet; thence left and run South parallel with the East line of said 1/4-1/4 section a distance of 577 feet; thence left and run East 400 feet, more or less, to a point on the East line of said 1/4-1/4 section; thence left and run North along said East line 157 feet, more or less, to the point of beginning.