

This instrument was prepared by:
Wallace, Jordan, Ratliff & Brandt, LLC
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Send Tax Notice To:
Kenneth & Sally Richards
3464 Highway 119

Montevallo, AL 35115

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

)

Shelby County, AL 08/17/2010

State of Alabama

Deed Tax : \$40.00

That in consideration of \$192,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we William Roach, a married man and David McGuire, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kenneth M. Richards and Sally B. Richards (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$152,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 9th day of August, 2010.

This property does not represent the homestead of the Grantors or their spouses.

William Roach
William Roach

David McGuire
David McGuire, by William Roach, his Agent and Attorney in Fact

by H.S. A-I-F
William Roach

State of Alabama
Shelby County

I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that William Roach, individually and whose name as Attorney in Fact for David McGuire is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as an individual and, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 9th day of August, 2010.

Notary Public
Commission Expires: 06/06/11

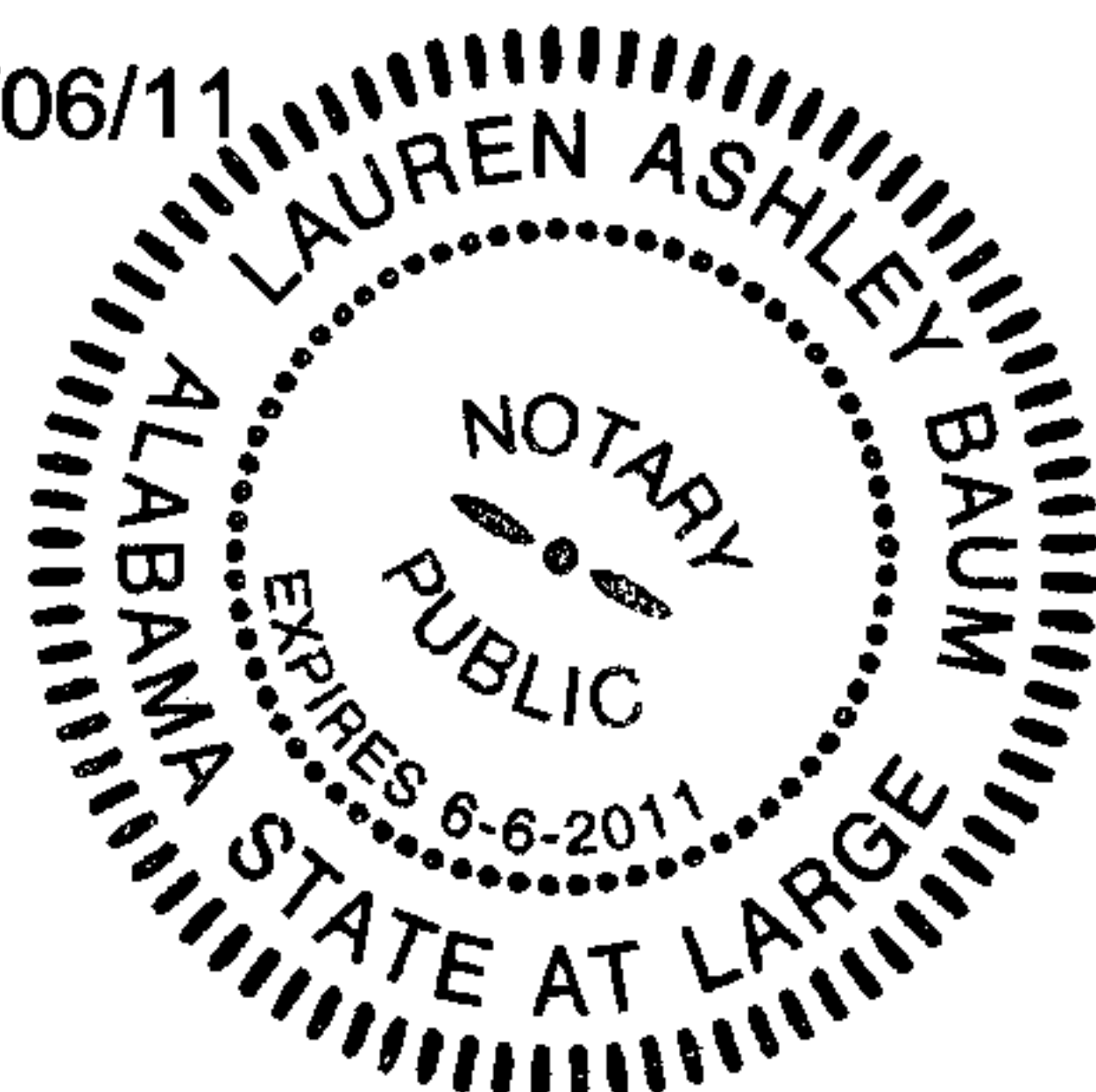


EXHIBIT "A"
Legal Description

A portion of the East 1/2 of the SE 1/4 of Section 10 and the West 1/2 of the SW 1/4 of Section 11, in Township 22 South, Range 3 West situated in Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of Section 11, Township 22 South, Range 3 West; thence run in an Easterly direction along the South line of Section 11 for 985.12 feet; thence turn left 91 degrees 43 minutes and run in a Northerly direction for 1316.18 feet; thence turn left 55 degrees 18 minutes 15 seconds and run in a Northwesterly direction for 552.50 feet to the POINT OF BEGINNING of the herein described property and the point of beginning of 30 foot wide easement included herewith; thence turn left 90 degrees 00 minutes and run Southwesterly for 213.00 feet; thence turn left 90 degrees 00 minutes and run Southeasterly for 240.00 feet; thence turn left 90 degrees 00 minutes and run Northeasterly for 213.00 feet; thence turn left 90 degrees 00 minutes and run Northwesterly for 240.00 feet back to the POINT OF BEGINNING. From said point of beginning thence continue along last described course running Northwesterly and along the Northeast side of a 30 foot wide access easement for the above described for 1127.07 feet to a point on the Southeast right of way of State Highway 119, said point being the point of ending of the 30 foot wide access easement.