

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Suzanne N. MacLeod
2931 Carlisle Road
Birmingham, AL 35213

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of Four Hundred Sixty-Five Thousand and 00/100 Dollars (\$465,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

Tom S. Pippen as Personal Representative of
The Estate of Marilyn M. Pippen, deceased, Probate Case # PR-2010-000470

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Suzanne N. MacLeod, David L. MacLeod and Adelaide G. MacLeod

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

See Exhibit "A"

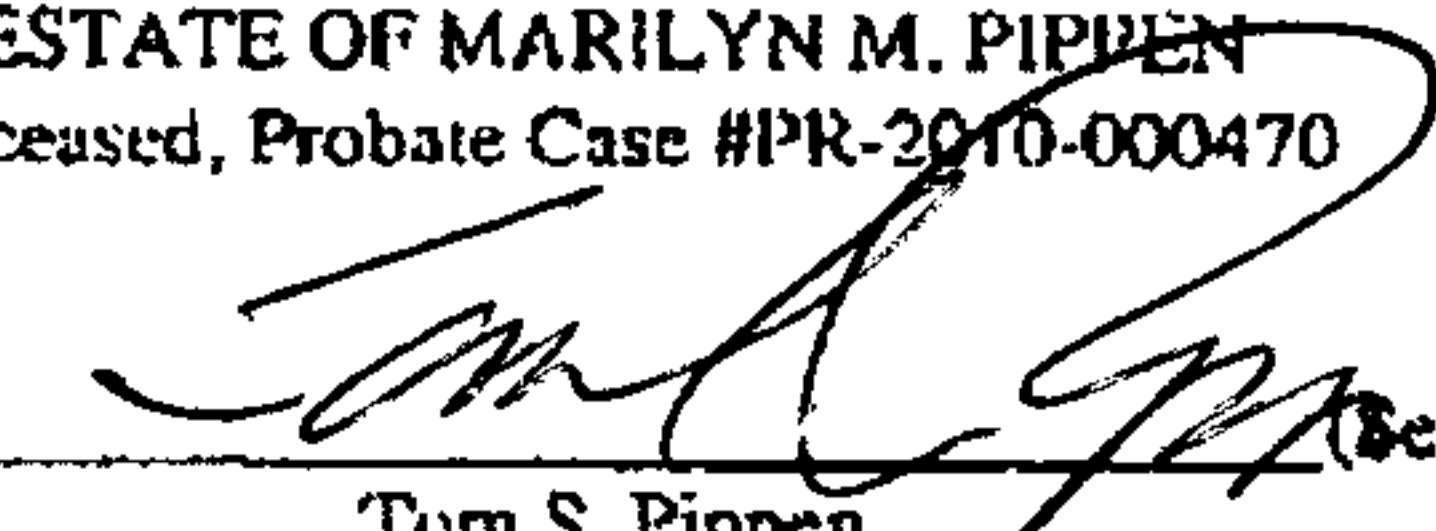
Subject to: (1) 2010 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 27th day of August, 2010.

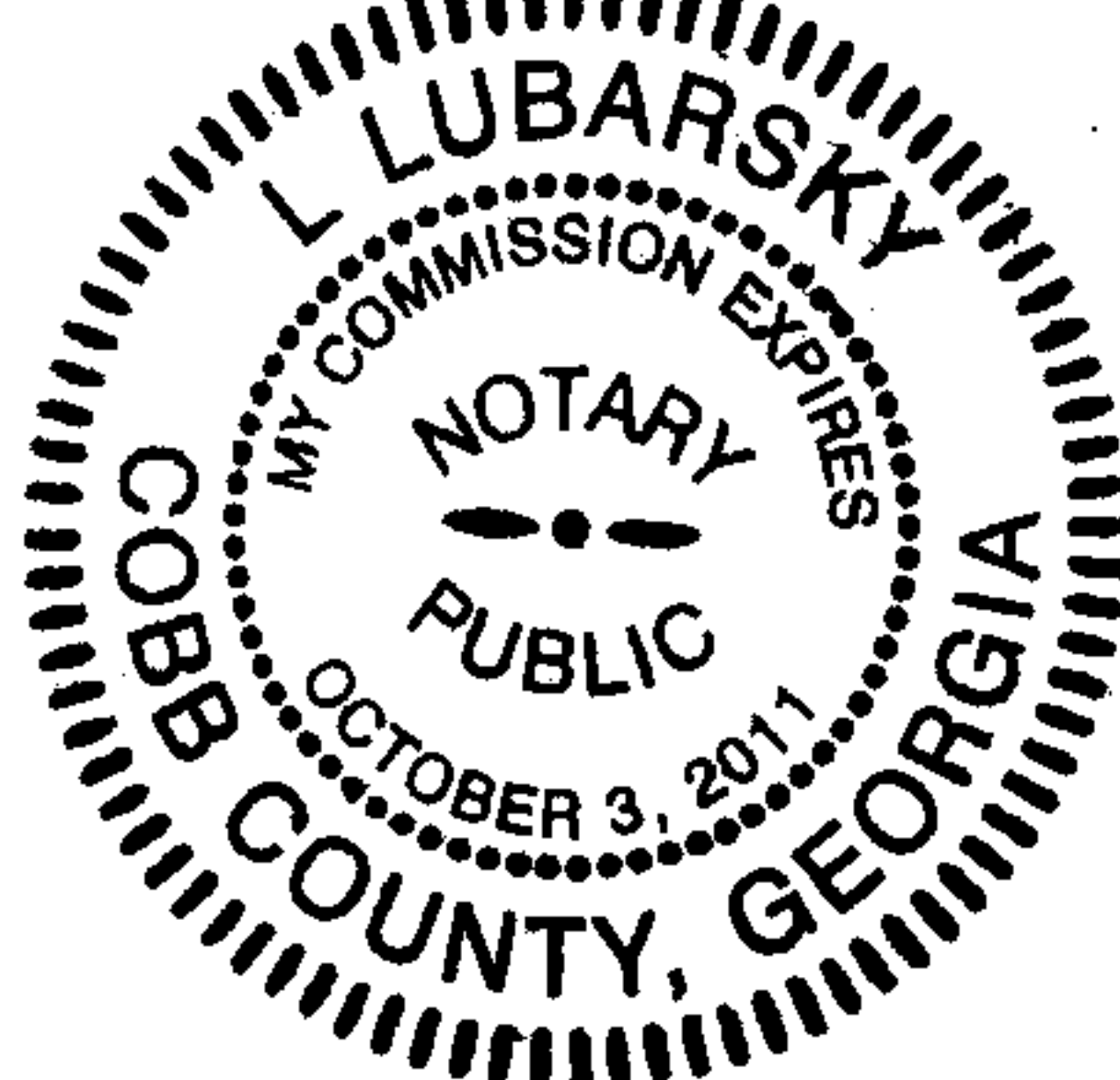
ESTATE OF MARILYN M. PIPPEN
Deceased, Probate Case #PR-2010-000470

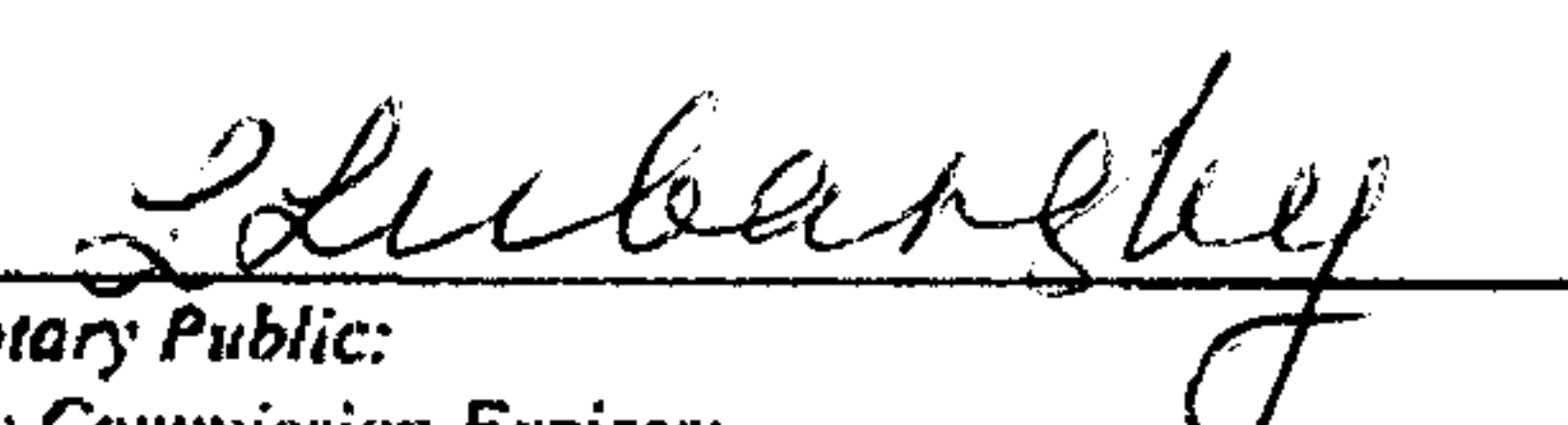
BY:  (Seal)
Tom S. Pippen
ITS: Personal Representative

STATE OF ~~ALABAMA~~ *GEORGIA*
~~SHELBY COUNTY~~ *FULTON COUNTY*

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Tom S. Pippen as Personal Representative of Estate of Marilyn M. Pippen, Deceased, Probate Case #PR-2010-000470, 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 and with full authority as Personal Representative of the Estate of Marilyn M. Pippen, Deceased, Probate Case #PR-2010-000470, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August, 2010.




Notary Public:
My Commission Expires:

Deed Tax : \$465.00

TSP

Exhibit A

20101007000332910 2/2 \$480.00
Shelby Cnty Judge of Probate, AL
10/07/2010 11:22:15 AM FILED/CERT

Parcel 1:

Lot 11, according to the Survey of Mountain View Lake Company First Sector, as recorded in Map Book 3, page 135, in the Probate Office of Shelby County, Alabama.

Parcel 2:

A parcel of land situated in the Southwest quarter of the Northeast quarter of Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southeast corner of Lot 11 according to the map and survey of Mountain View Lake Company's First Sector as recorded in Map Book 3, Page 135 in the Probate Office of Shelby County, Alabama, and run Northeasterly along the Easterly line of said Lot 11 for a distance of 102.20 feet; thence 27° 34' left and in a Northerly direction along the Easterly line of said Lot 11 for a distance of 98.20 feet to the Northeast corner of said Lot 11; thence 82° 02' right and run Easterly direction for a distance of 408.90 feet; thence 116° 20' right and run in a Southwesterly direction for a distance of 201.31 feet; thence 63° 40' right and run Westerly direction for a distance of 392.61 feet to the point of beginning. Except that part of the above described property lying within the roadway along the East side of said property.

TSP