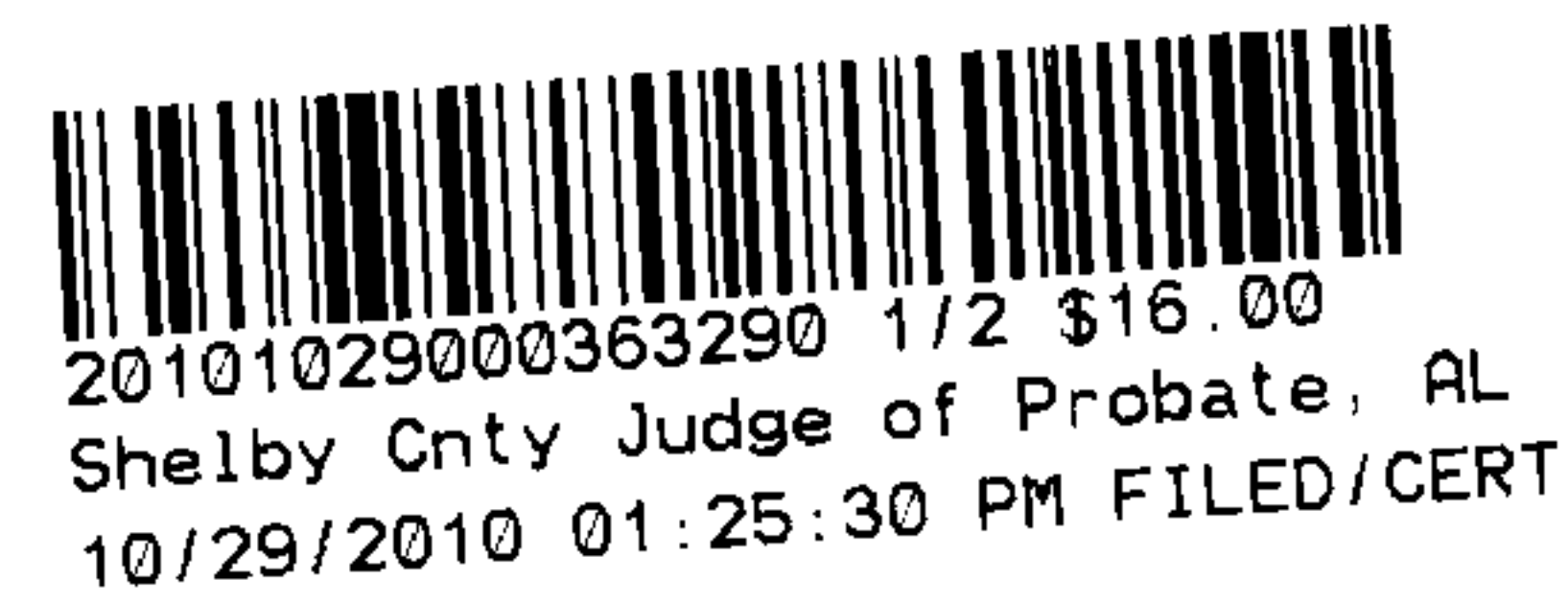


SEND TAX NOTICE TO:
Lauren Tomlinson and Bryan Tomlinson
196 Sunset Lake Drive
Chelsea, Alabama 35043

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Two Hundred Thirty Thousand dollars & no cents (\$230,000.)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
Jacob Johnson and Abby Bowen Johnson, husband and wife (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Lauren Tomlinson and Bryan Tomlinson, wife and husband**(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 9, ACCORDING TO THE FINAL PLAT OF SUNSET LAKE, PHASE 3, AS RECORDED IN MAP BOOK 33, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2010 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

\$230,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. All taxes for the year 2010 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Such state of facts as shown on subdivision plat recorded in Plat Book 33, Page 22.
8. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel in, on and under subject property.
9. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 33, Page 22.
10. 30' building line front as shown on recorded Map Book 33, Page 22.
11. 10' easement rear as shown on recorded Map Book 33, Page 22.
12. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 20040420000203900 in the Probate Office of Shelby County, Alabama.

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, **GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), this **October 26, 2010**.



Jacob Johnson (Seal)



Abby Bowen Johnson (Seal)

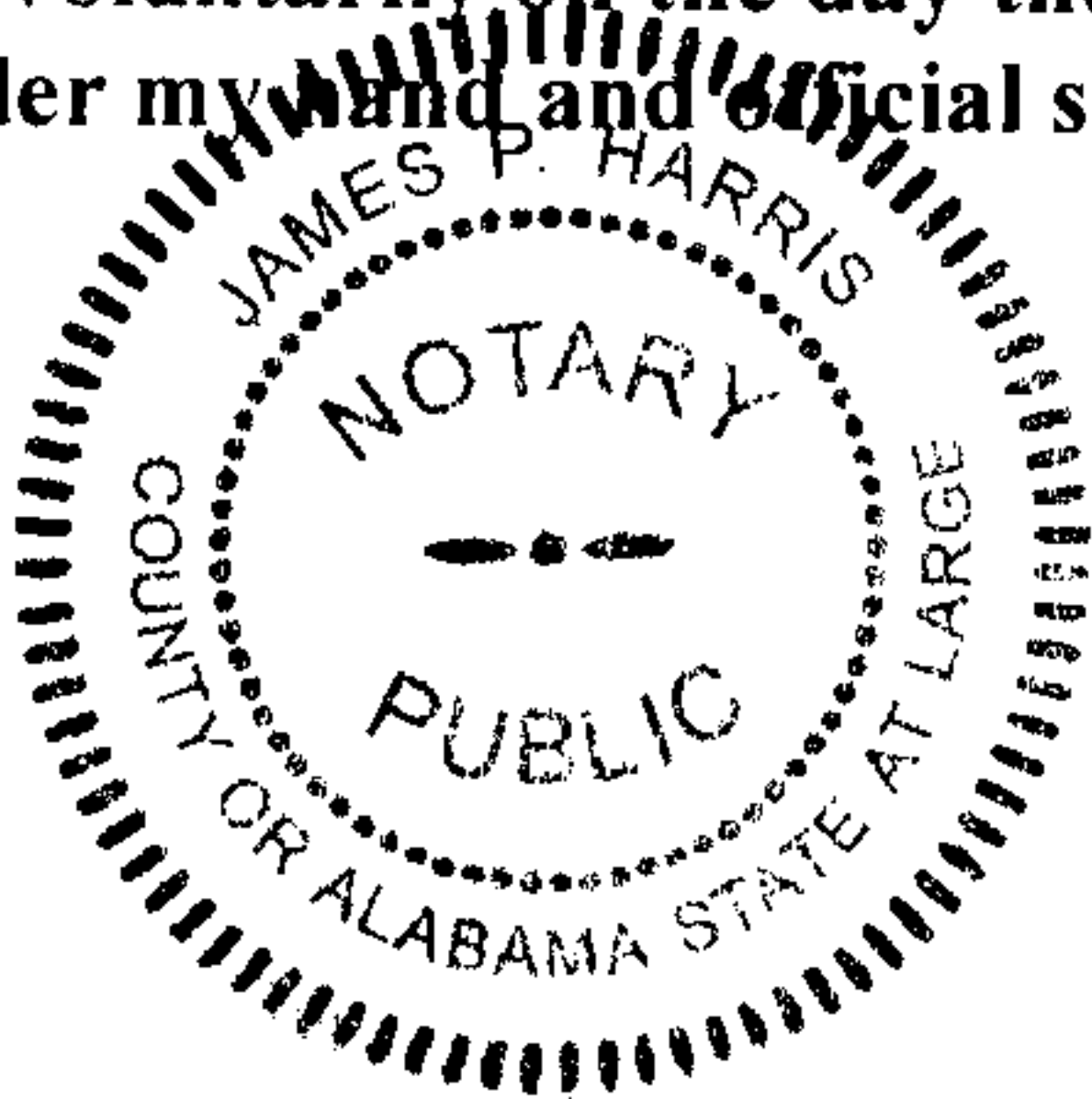
STATE OF ALABAMA

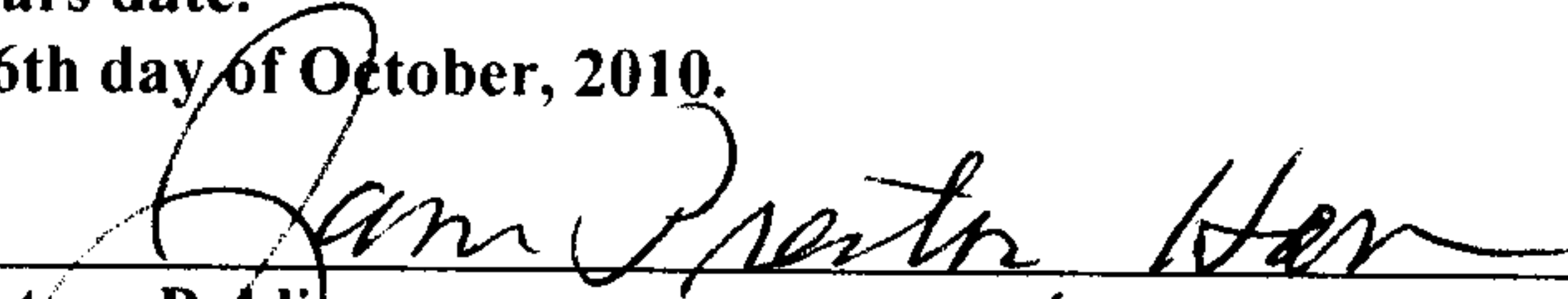
SHELBY COUNTY

General Acknowledgement


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jacob Johnson and wife, Abby Bowen Johnson, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 26th day of October, 2010.





Notary Public. (Seal)
My Commission Expires: 4/6/2014


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Shelby Cnty Judge of Probate, AL
10/29/2010 01:25:30 PM FILED/CERT