

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

DONNY W. FREDERICK
5252 SOUTH SHADES CREST ROAD
BESSEMER, ALABAMA 35022

WARRANTY DEED



20101104000369450 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
11/04/2010 09:31:53 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

\$237,000

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Thirty Seven Thousand and 00/100 Dollars (\$237,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, Cindy Cortez and Doris Ledbetter as Co-Executors of the Estate of Carl Bussey, Jr., deceased (Jefferson County, Alabama, Probate Case No.42445), (herein referred to as "Grantor"), do grant, bargain, sell, and convey unto Donny W. Frederick and Stephanie D. Frederick (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A

*\$225,150 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his and her hands and seals, this 30th day of September, 2010.

C. Executor of the Estate of Carl Bussey, Jr.

Cindy Cortez

CINDY CORTEZ, CO-EXECUTOR OF THE ESTATE OF CARL BUSSEY, JR. (JEFFERSON COUNTY, ALABAMA, PROBATE CASE NO. 42445)

Doris Ledbetter

Co-Executor of the Estate of Carl Bussey, Jr.

DORIS LEDBETTER, CO-EXECUTOR OF THE ESTATE OF CARL BUSSEY, JR. (JEFFERSON COUNTY, ALABAMA, PROBATE CASE NO. 42445)

Shelby County, AL 11/04/2010

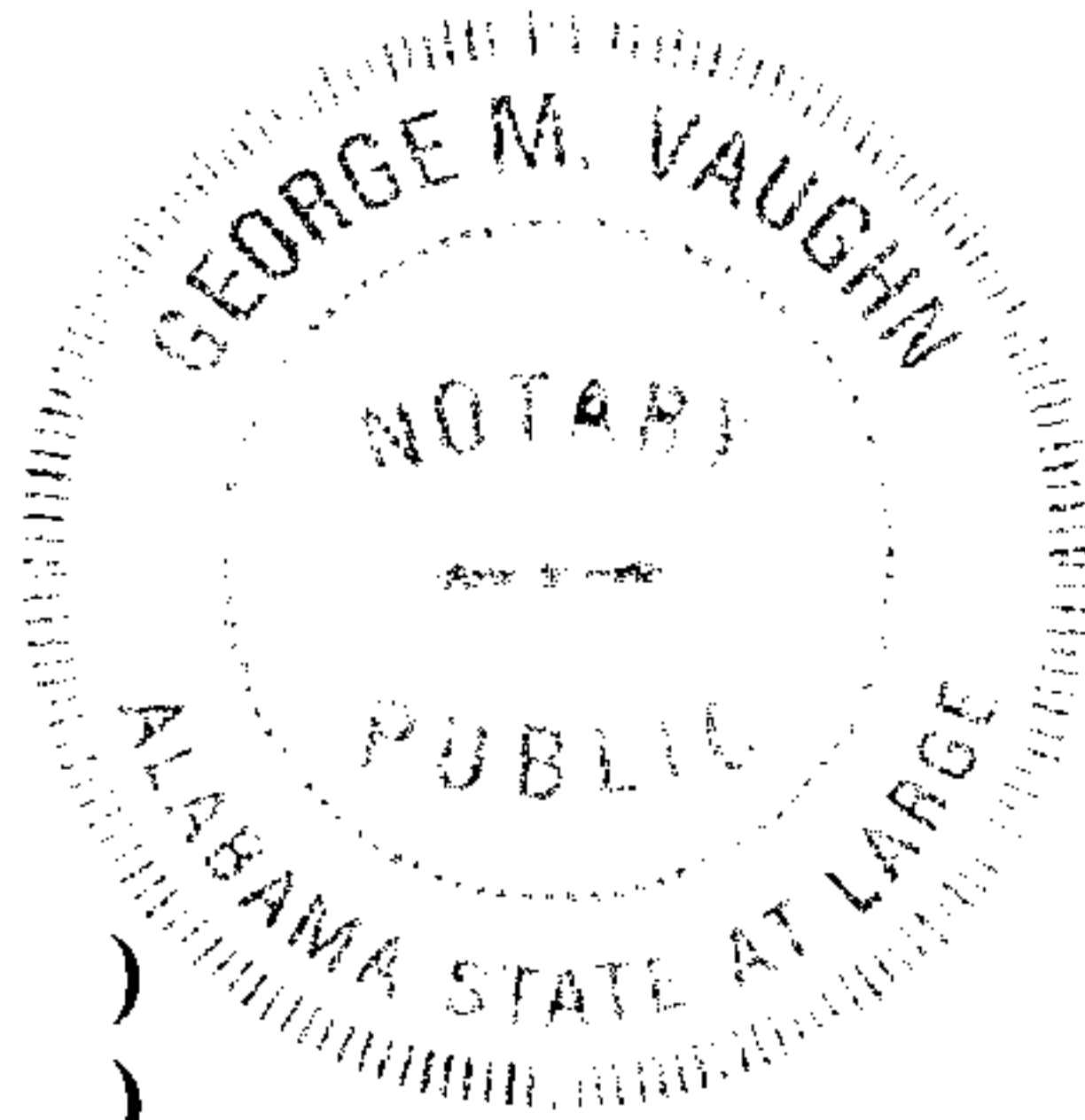
State of Alabama

Deed Tax : \$12.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, CINDY CORTEZ, as Co-Executor of the Estate of CARL BUSSEY, JR., 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2010.



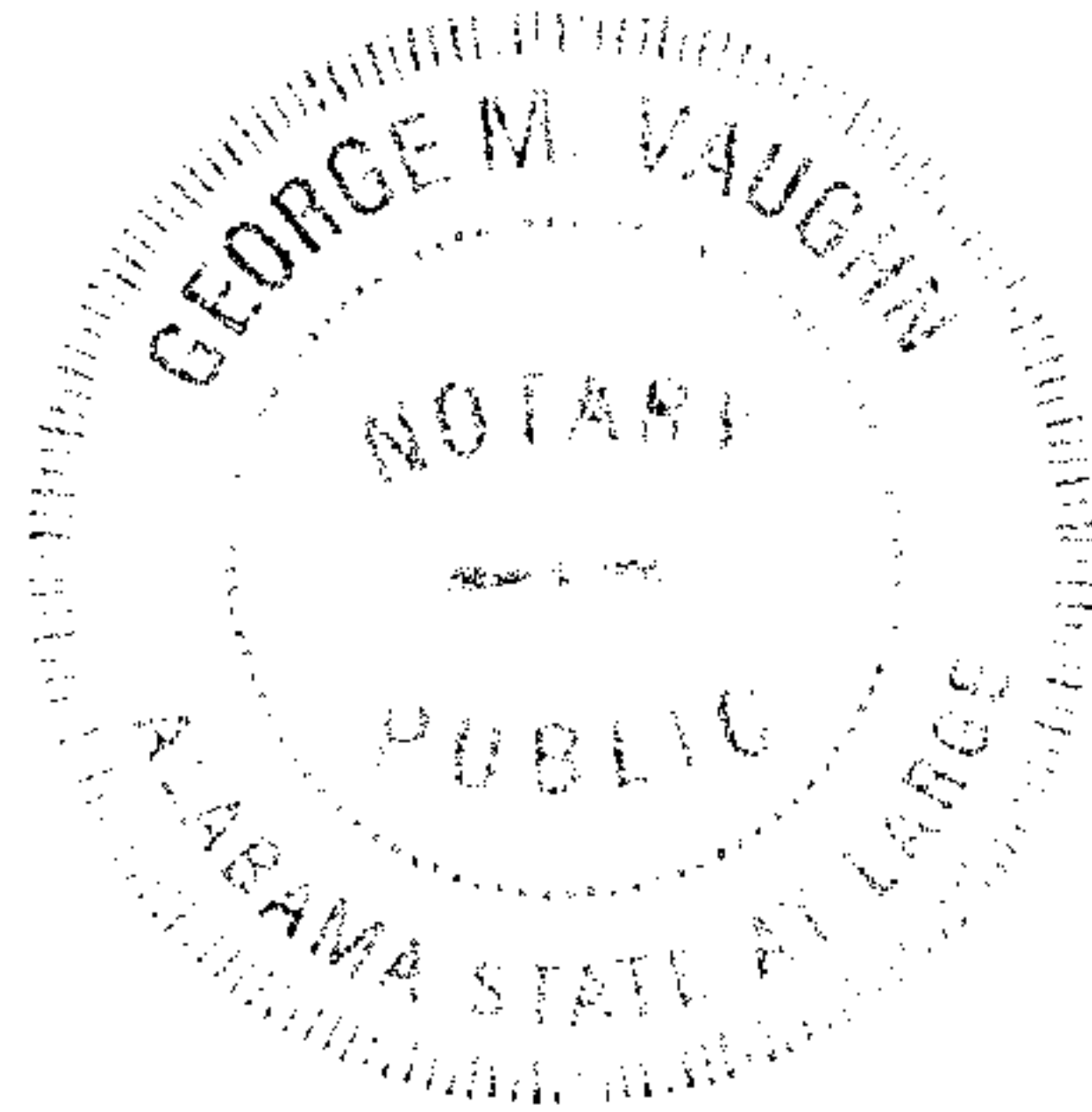
[Signature]
Notary Public

My Commission Expires: 9.27.2014

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, DORIS LEDBETTER, as Co-Executor of the Estate of Agnes CARL BUSSEY, JR., 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2010.



[Signature]
Notary Public

My Commission Expires: 9.27.2014



20101104000369450 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
11/04/2010 09:31:53 AM FILED/CERT

EXHIBIT "A"

Commence at the Southwest corner of Section 28, Township 20 South, Range 4 West; thence East along the South line of said section for a distance of 2679.0 feet to the Southeast corner of the SE 1/4 of the SW 1/4 of Section 28, Township 20 South, Range 4 West; thence 91 degrees 02 1/2 minutes left and along the East line of the SE 1/4 of the SW 1/4 for a distance of 1008.55 feet; thence 131 degrees, 44 minutes left, 170.28 feet; thence 1 degree, 40 minutes right, 300.0 feet; thence 89 degrees 23 1/2 minutes right 30.0 feet to a point being on the North ROW line of Shades Crest Road; thence 89 degrees 23 1/2 minutes left and along said ROW line a distance of 175.0 feet to the point of beginning; thence continue along the last described course and along said ROW line for a distance of 170.0 feet; thence 89 degrees 20 1/2 minutes right for a distance of 800.0 feet; thence 90 degrees 39 1/2 minutes right 170.12 feet; thence 89 degrees 24 minutes right a distance of 800.0 feet to point of beginning.