

THIS INSTRUMENT PREPARED BY:

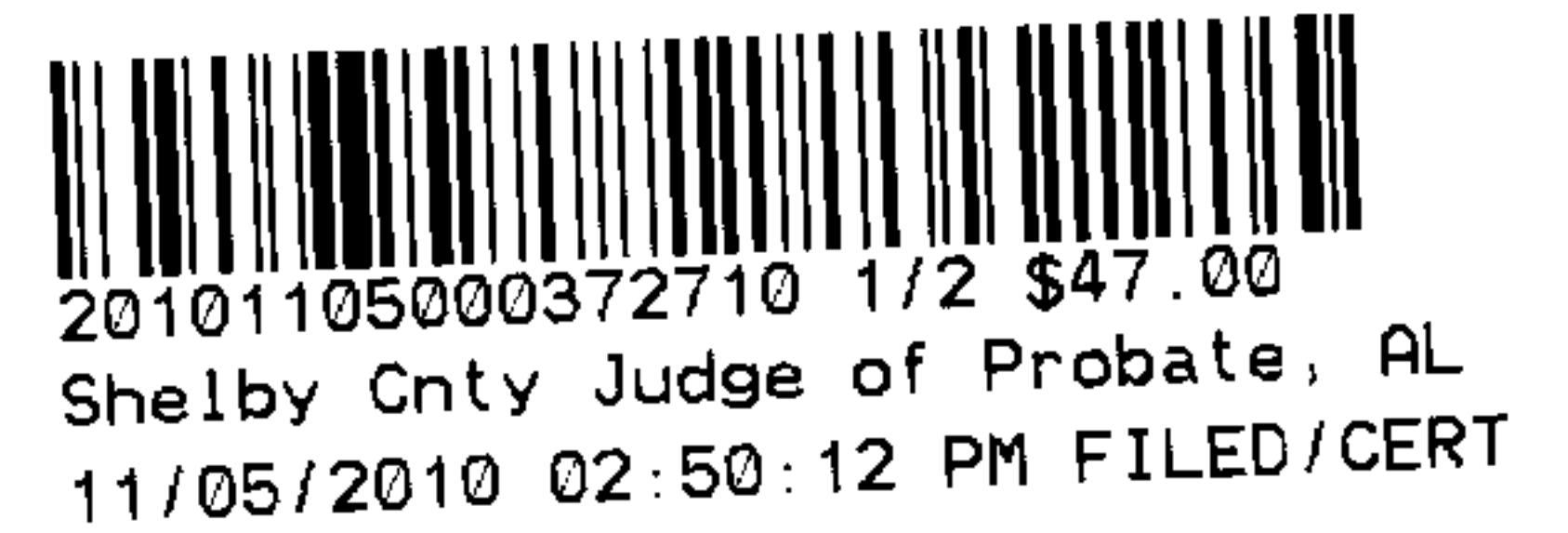
JOEL R. BLANKENSHIP, ATTORNEY
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:

Christopher Campbell Shepherd
2420 Chuchura Road
Birmingham, AL 35244

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY)



That in consideration of Three Hundred Twenty Thousand and no/100 (\$320,000.00) Dollars to the undersigned GRANTOR (whether one or more, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, LYNN LOZITO AND PATRICK LOZITO, husband and wife, (herein referred to as GRANTOR, (whether one or more), grant, bargain, sell and convey unto CHRISTOPHER CAMPBELL SHEPHERD, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

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

Subject to ad valorem taxes for the current tax year.

Also subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

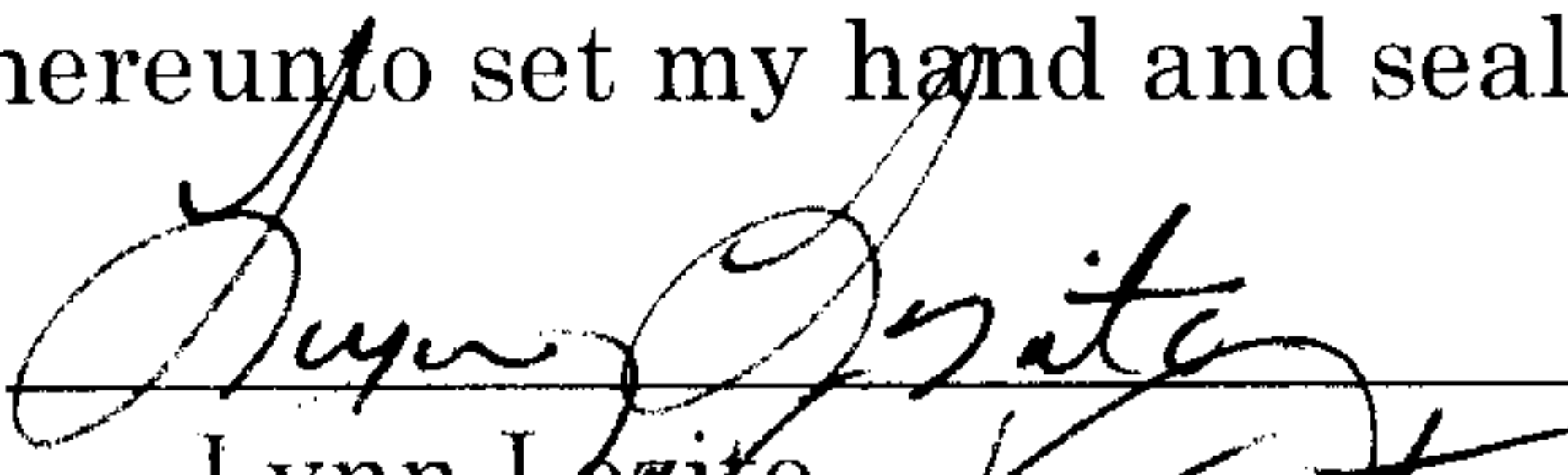
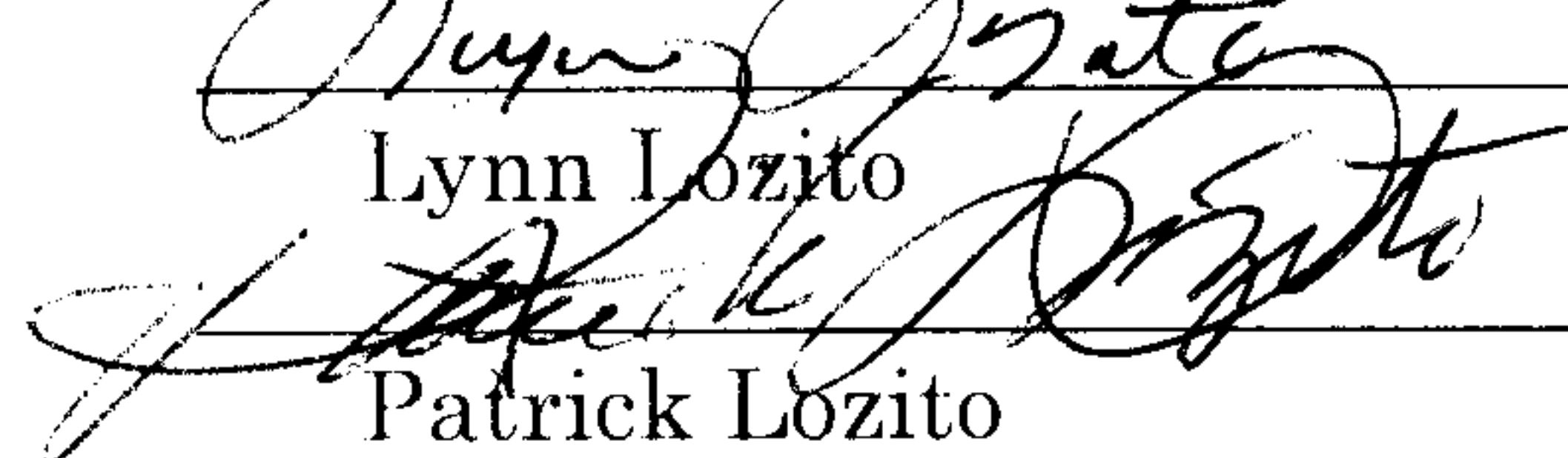
\$256,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$32,000.00 of the purchase price recited above was paid from second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of October, 2010.

Deed Tax : \$32.00

 (SEAL)
Lynn Lozito
 (SEAL)
Patrick Lozito

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LYNN LOZITO and husband, PATRICK LOZITO, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me, on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of October, 2010.


NOTARY PUBLIC

EXHIBIT "A"

Legal Description:

All that part of Lot 13, according to the survey of Indian Valley Ranchettes, as recorded in Map Book 5, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of Lot 13 of the Indian Valley Ranchettes Subdivision as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 77, and go Northwesterly along the North boundary of said Lot 13 for 538.35 feet; thence at an angle of 90 degrees 07 minutes 32 seconds to the left go 126.00 feet; thence at an angle of 58 degrees 41 minutes 00 seconds to the left go 97.37 feet; thence at an angle of 99 degrees 52 minutes 00 seconds to the right go 88.73 feet; thence at an angle of 19 degrees 00 minutes 00 seconds to the right go 127.61 feet; thence at an angle of 100 degrees 30 minutes 00 seconds to the left go 43.15 feet; thence at an angle of 64 degrees 21 minutes 20 seconds to the left go 383.92 feet; thence at an angle of 13 degrees 28 minutes 30 seconds to the right go 68.51 feet; thence at an angle of 19 degrees 59 minutes 13 seconds to the right go 61.74 feet to the South boundary of said Lot 13; thence at an angle of 33 degrees 27 minutes 48 seconds to the left go 71.86 feet to the Southeast corner of said Lot 13, said point being on a curve to the right on the Western boundary of Chuchura Road, said curve having a central angle of 96 degrees 14 minutes 46 seconds and a radius of 50.00 feet; thence Northeasterly along said curve for 83.99 feet to the beginning of a curve to the left, said curve having a central angle of 62 degrees 10 minutes 24 seconds and a radius of 25.00 feet; thence Northeasterly along said curve for 27.13 feet to the point of beginning.

Situated in Shelby County, Alabama.