

This instrument was prepared by:  
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101 West College  
Columbiana, AL 35051

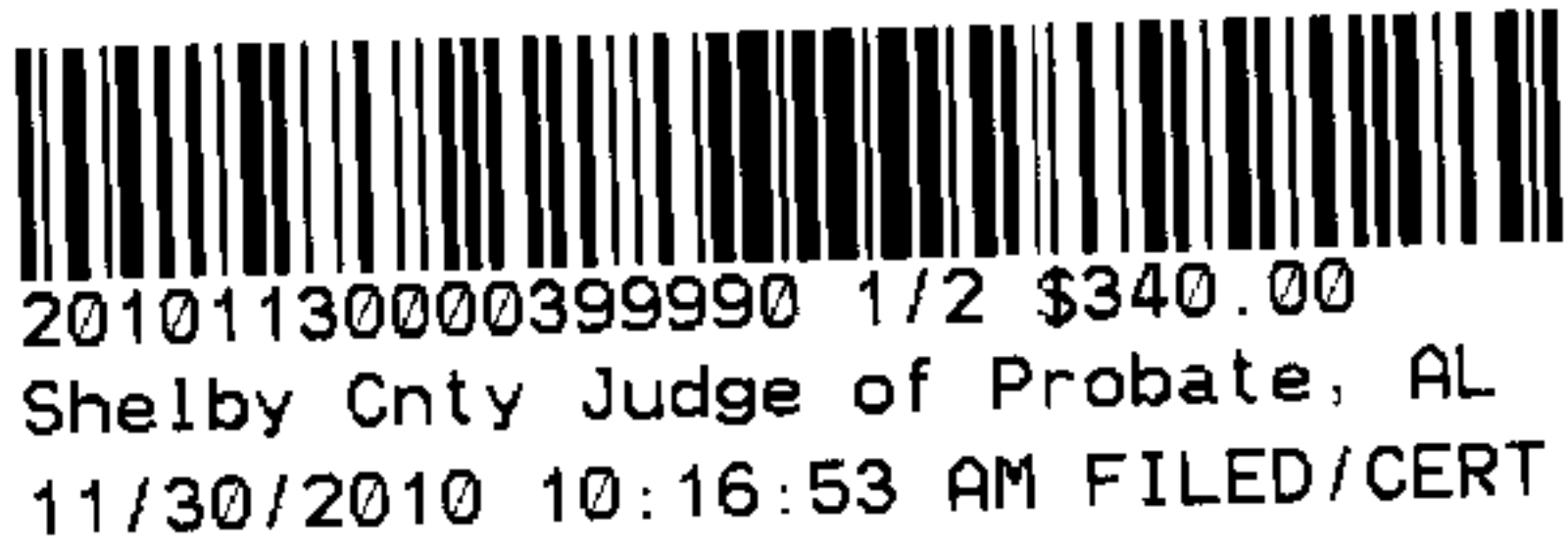
Send Tax Notice To: James W. Guarnieri  
140 Co Rd 69 Chelsea AL  
35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Three Hundred Twenty Five Thousand dollars and Zero cents (\$325,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Billy W. Minor and wife, Eulee S. Minor (herein referred to as grantors) do grant, bargain, sell and convey unto James W. Guarnieri and Sherrie s. Guarnieri (herein 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 ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, we have hereunto set our hands and seals, this 19th day of November, 2010.

(Seal) Billy W. Minor  
Billy W. Minor  
By: Debra King, As Power of Attorney (Seal)  
(Seal) Eulee S. Minor  
Eulee S. Minor  
By: Debra King, As Power of Attorney (Seal)  
(Seal) Debra King As Power of Attorney  
(Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy W. Minor and wife, Eulee S. Minor, By: Debra King, as Power of Attorney whose names are signed to the foregoing conveyance, and who are known to me, 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 19<sup>th</sup> day of November, 2010.

My Commission Expires: 10-16-12

[Signature]  
Notary Public

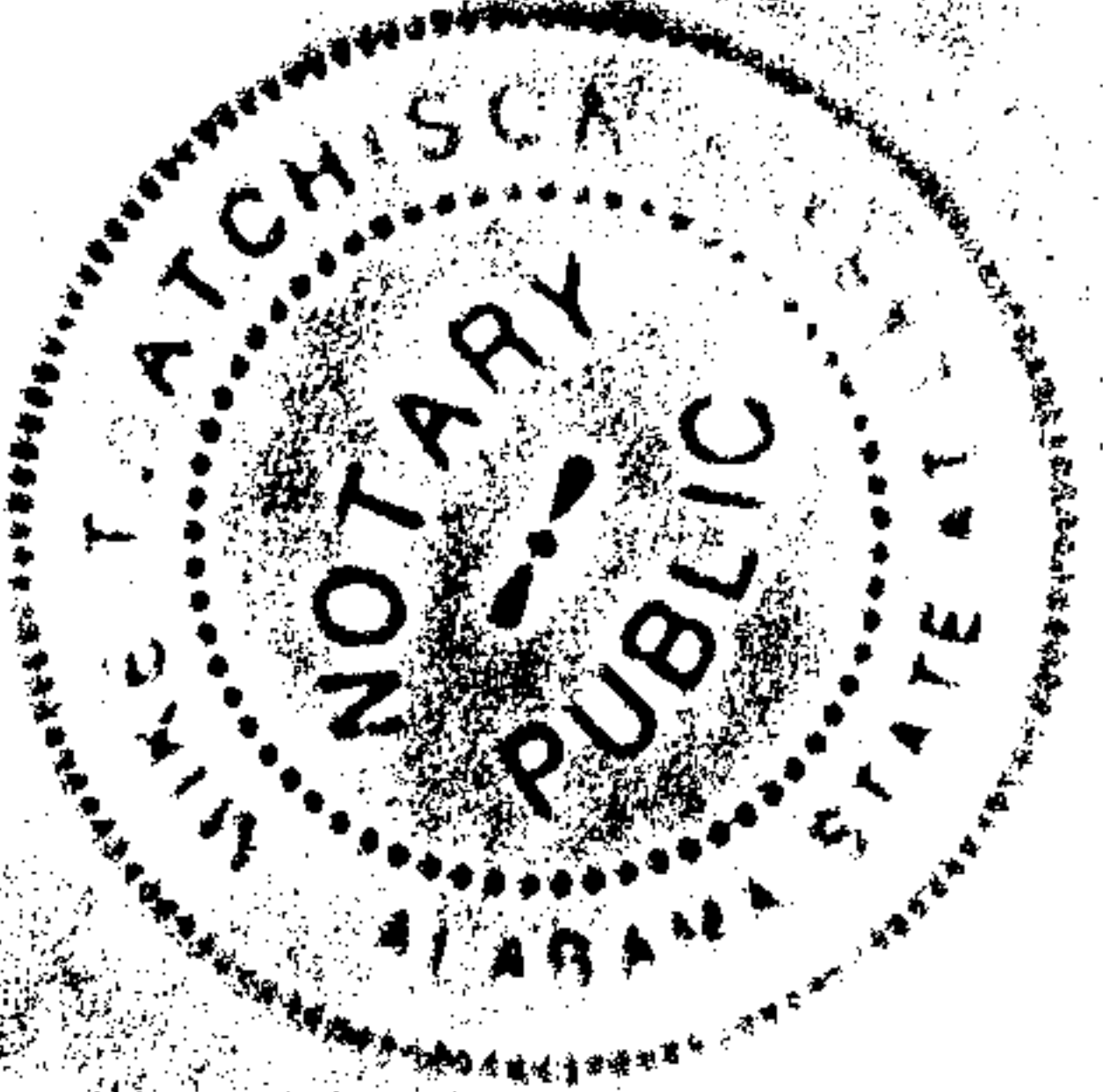


EXHIBIT A

A parcel of land in the Northwest Quarter of the Southwest quarter of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama., being more particularly described as follows:  
Commencing at a 2” pipe, found at the northeast corner of said sixteenth section; thence South 88 degrees 01 minute 48 seconds West, along the North line of said sixteenth section, a distance of 35.44 feet to the point of beginning; thence South 88 degrees 01 minutes 48 seconds West, along the North line of said sixteenth section, a distance of 659.69 feet to a point; thence South 66 degrees 13 minutes 45 seconds West, a distance of 201.54 feet, to a ½” rebar, set on the East right of way of County Highway 69; thence South 16 degrees 54 minutes 27 seconds East, along the East line of county highway No. 69, a distance of 976.89 feet to a point; thence along a curve, to the left, in said right of way, having a radius of 1498.01 feet and a chord bearing of South 22 degrees 40 minutes 54 seconds East, an arc length of 301.93 feet to the intersection with the North right of way of county highway 39; thence North 51 degrees 42 minutes 25 seconds East, along the North right of way of county highway 39, a distance of 445.56 feet to a point; thence along a curve, to the left, in said right of way, having a radius of 3967.06 feet and a chord bearing of North 50 degrees 19 minutes 17 seconds East, an arc length of 191.90 feet to an existing fence; thence North 01 degree 32 minutes 31 seconds West, along said fence, a distance of 812.76 feet to the point of beginning.

