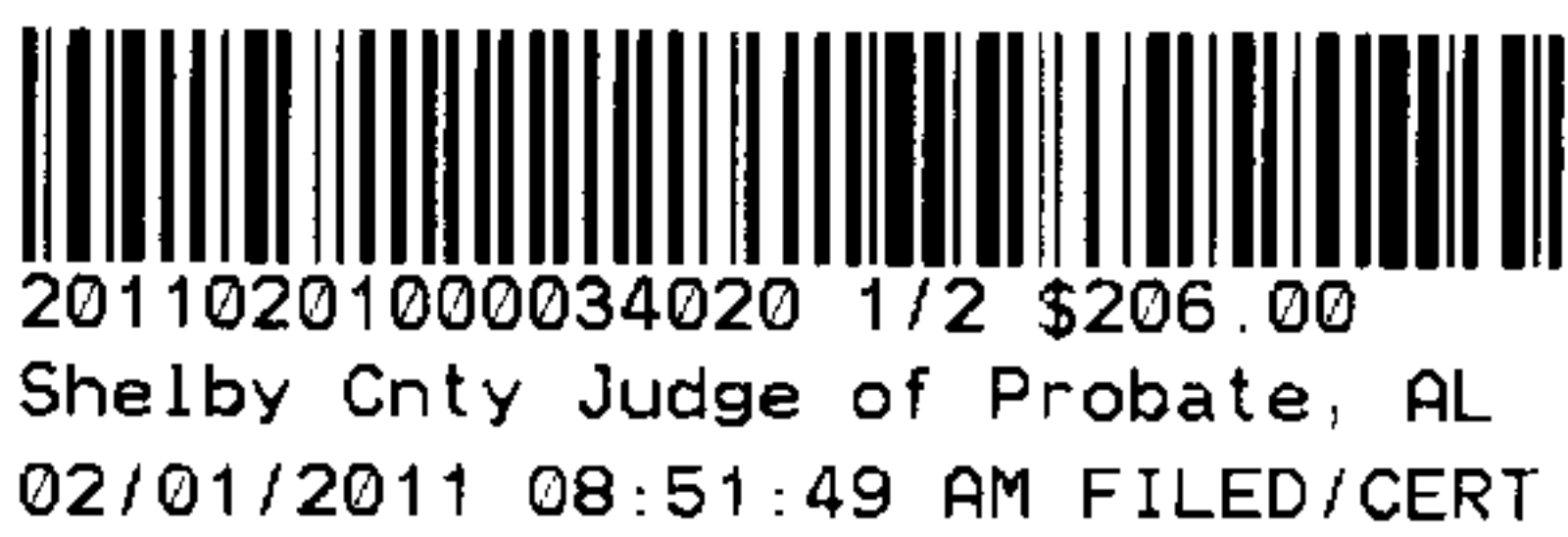


Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Miller and Connie DeRamus
1582 Bent River Circle
Birmingham, AL 35216

GENERAL WARRANTY DEED
Joint Tenant with Rights of Survivorship



STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**


That in consideration of **One Hundred Ninety-One Thousand and NO/100 Dollars (\$191,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Charles L. Stevens**, a married person, as the surviving grantee of that deed dated September 19, 1994 and recorded September 26, 1994, (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto

Miller DeRamus and Connie S. DeRamus, husband and wife

(herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 39, according to the Survey of Bent River Estates, Phase I,
as recorded in Map Book 17, Page 135, in the Probate Office of
Shelby County, Alabama; being situated in Shelby County, Alabama.

*Charles L. Stevens is the surviving grantee of that deed recorded in Instrument No. 1994-29149, in the Probate Office of Shelby County, Alabama; the other grantee, Wray N. Stevens, having died on or about the 5th day of May, 2007.

*The subject property is no longer the homestead of the grantor, and has never been the  homestead of his current spouse.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

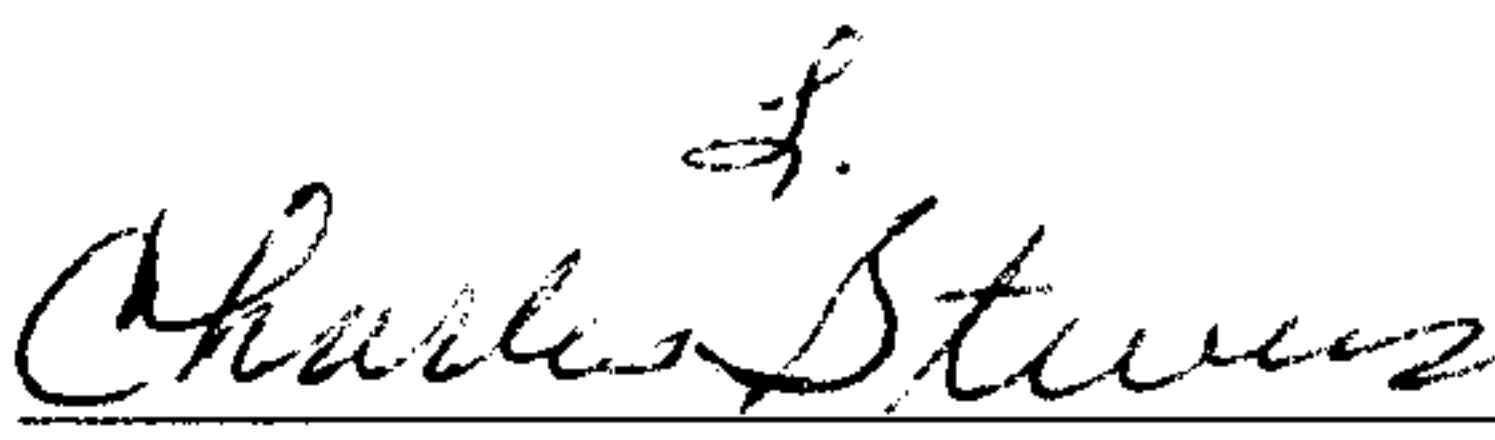
\$00.00 of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my 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, the said **GRANTOR** has hereunto set his hand and seal, this 25th day of January, 2011.

GRANTOR

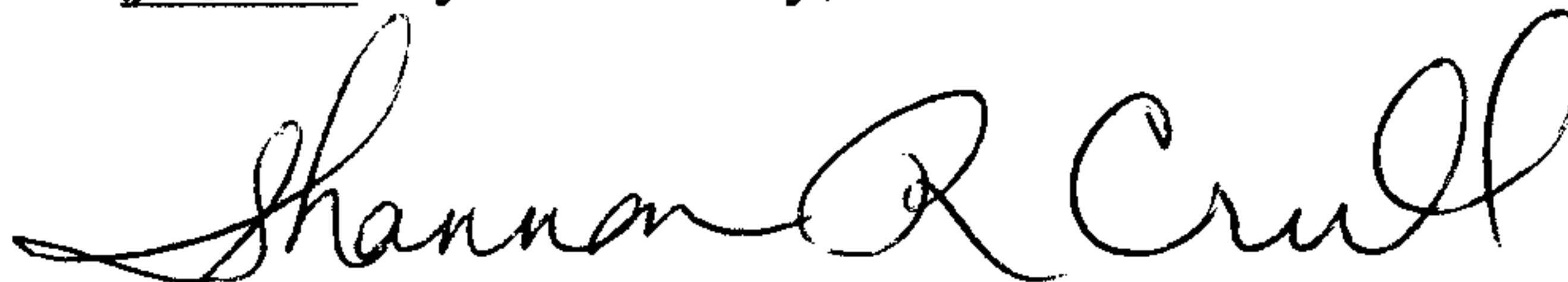
 (SEAL)
Charles L. Stevens

Notary Acknowledgment

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles L. Stevens**, whose name is signed to the foregoing deed 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 25th day of January, 2011.



Notary Public,
My commission expires

SHANNON R. CRULL
Notary Public, Alabama State At Large
My Commission Expires April 2, 2012