

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

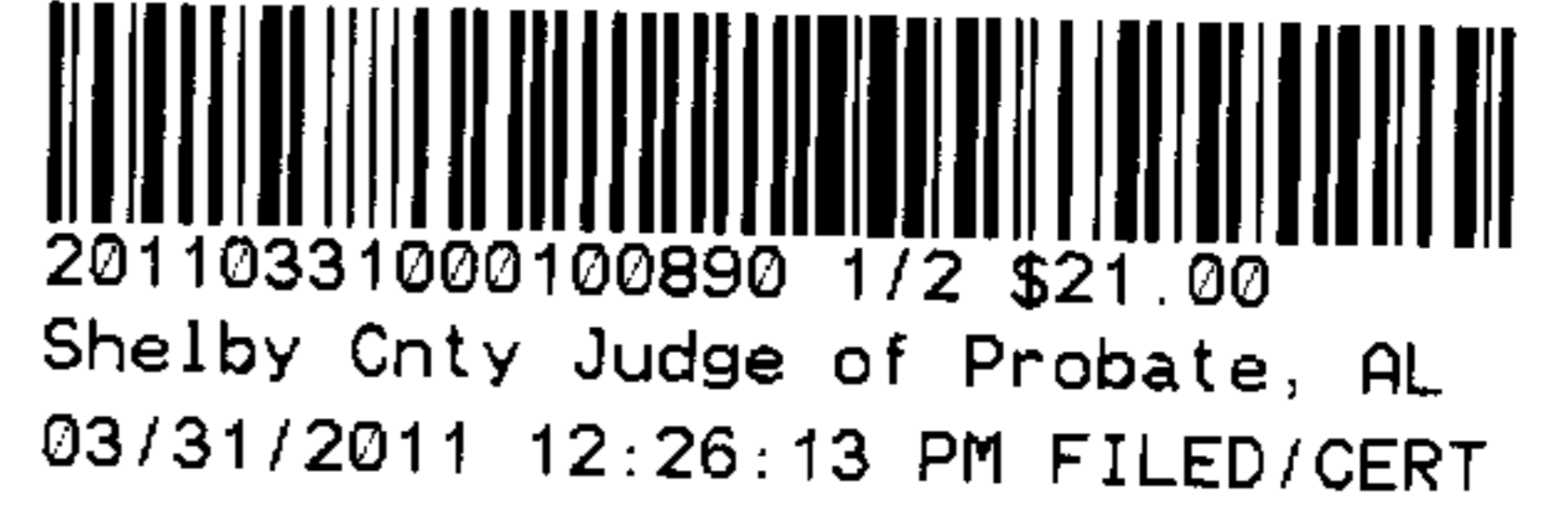
Send Tax Notice To: Margaret Diane Buchanan  
~~██████████~~ P.O. Box 42  
~~██████████~~, AL ~~██████████~~  
Vincent 35778

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Twenty Nine Thousand dollars and Zero cents (\$29,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Raymond Heath Reynolds, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Margaret Diane Buchanan and Brian Eric Buchanan (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.

\$23,200.00 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, I have hereunto set my hand and seal, this 29th day of March, 2011.

_____ (Seal)	<u>Raymond Heath Reynolds</u> (Seal)
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

}

General Acknowledgment

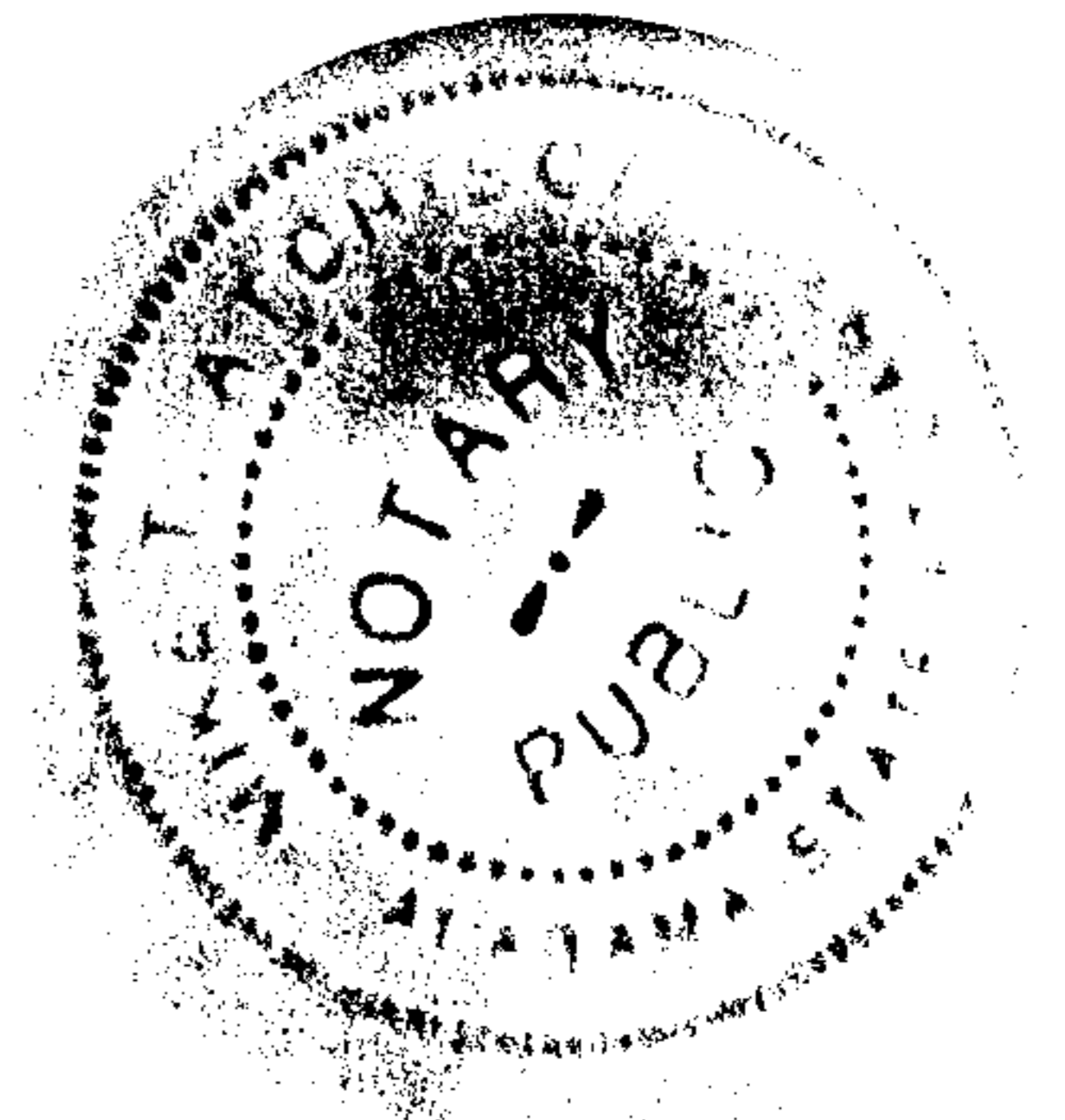
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond Heath Reynolds 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2011.

My commission expires: 10/16/2012

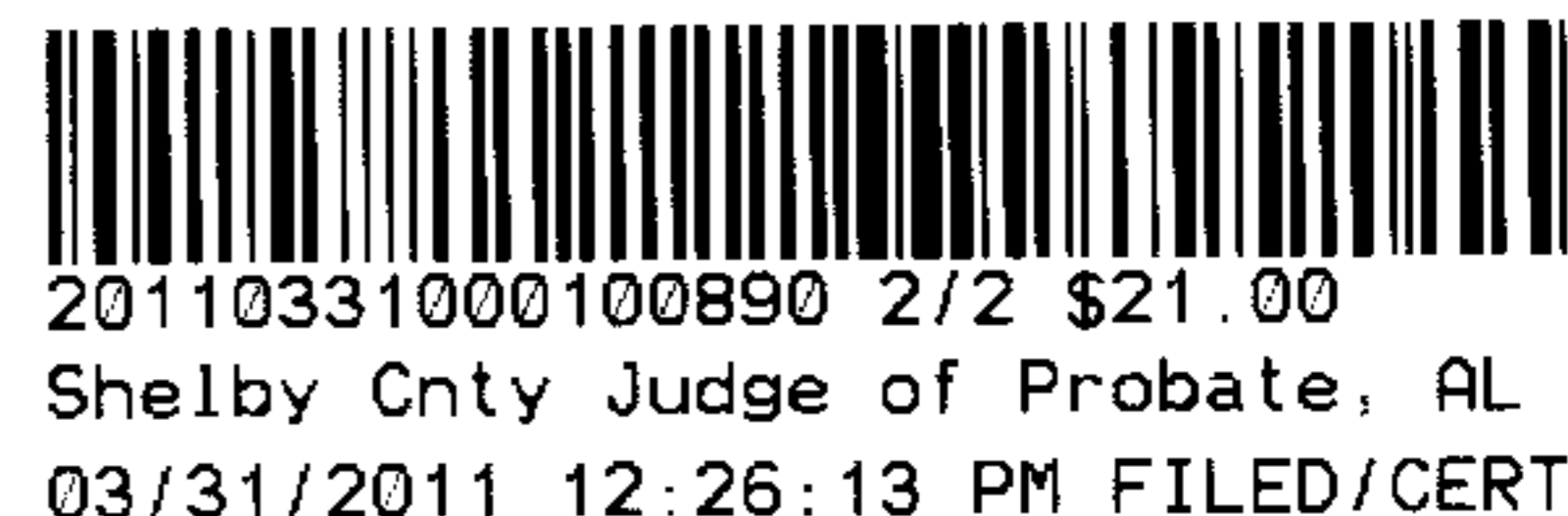
[Signature]  
Notary Public



## EXHIBIT A

Commence at a 1/4-inch iron pin at the NW corner of the NW 1/4 of the NE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North 89 degrees 54 minutes 55 seconds East a distance of 382.43 feet along the North line of said Section 3, to a 5/8-inch pin at the West right of way of Shelby County Highway 79 (60-foot right of way) to the point of beginning; thence proceed along said right of way South 29 degrees 06 minutes 35 seconds East a distance of 402.63 feet to a 1/2-inch crimp-top pin in the center of a ditch; thence leave said right of way and proceed along the center of said ditch South 35 degrees 33 minutes West a distance of 191.66 feet to the intersection of another ditch from the North; thence proceed along said center of ditch from the North the following courses: North 66 degrees 21 minutes 39 seconds West a distance of 208.21 feet; thence proceed North 41 degrees 18 minutes 44 seconds West a distance of 100.59 feet; thence proceed North 7 degrees 40 minutes 45 seconds West a distance of 80.15 feet; thence proceed North 24 degrees 30 minutes 42 seconds East a distance of 167.18 feet; thence proceed North 28 degrees 18 minutes 42 seconds East a distance of 40.66 feet; thence proceed North 41 degrees 02 minutes 38 seconds East a distance of 107.78 feet to the North line of said Section 3; thence leave center of said ditch and proceed along North line of said Section 3, North 89 degrees 54 minutes 55 seconds East a distance of 24 feet to the point of beginning. Said parcel of land is located in the NW 1/4 of the NE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama.

According to survey of Danny J. Phillips, RLS #19751, dated July 12, 2000.



Shelby County, AL 03/31/2011  
State of Alabama  
Deed Tax:\$6.00