

THIS INSTRUMENT PREPARED BY:

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

SEND TAX NOTICE TO:

NICHOLAS RYAN LIVINGSTON
4227 ASHINGTON DRIVE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED



20110422000123120 1/2 \$38.50
Shelby Cnty Judge of Probate, AL
04/22/2011 08:45:37 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Four Hundred Sixty Five Thousand and 00/100 Dollars (\$465,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, RANDALL J. FREEMAN AND LISA B. FREEMAN, husband and wife, (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto NICHOLAS RYAN LIVINGSTON AND MARIANNE LIVINGSTON (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:

LOT 281, ACCORDING TO THE MAP AND SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 6TH SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 15, PAGE 50 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

****\$372,000 OF THE CONSIDERATION WAS PROVIDED FROM A FIRST MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH****

****\$69,750 OF THE CONSIDERATION WAS PROVIDED FROM A SECOND 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 our 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 Grantors have hereunto their hands and seals, this 15^T day of APRIL, 2011.

RANDALL J. FREEMAN

LISA B. FREEMAN

STATE OF ALABAMA)
SHELBY COUNTY)

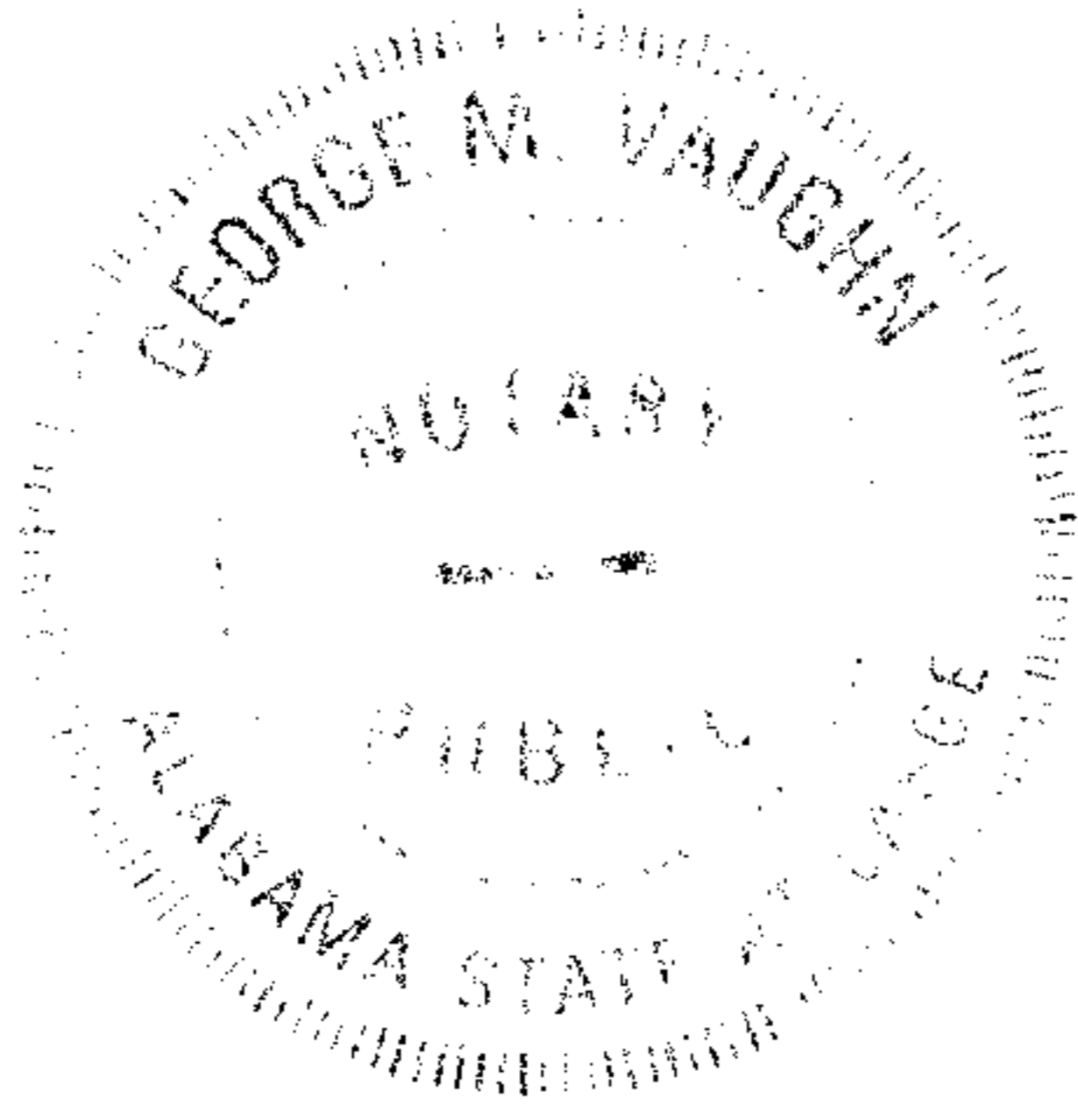
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, RANDALL J. FREEMAN AND LISA B. FREEMAN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of APRIL, 2011.

George M. Vaughn

Notary Public

My Commission Expires: 9 27 2014



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Shelby County, AL 04/22/2011
State of Alabama
Deed Tax: \$23.50