

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

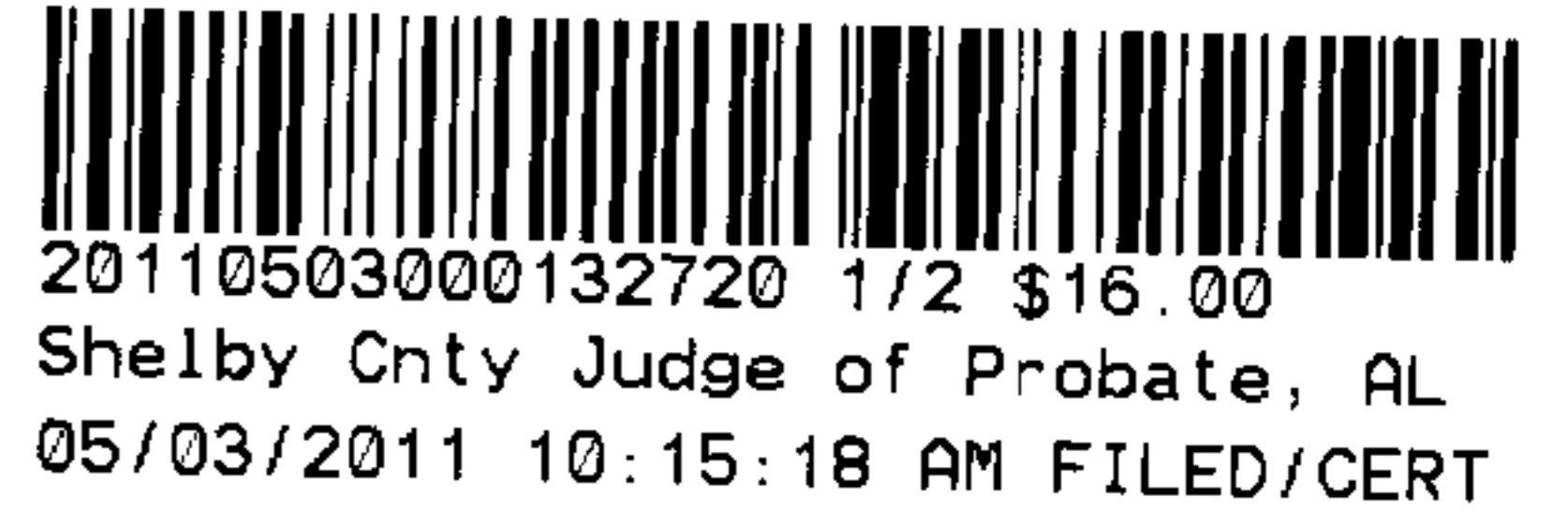
Send Tax Notice To: James R. Eaves

*PO Box 213
Columbiana AL 35051*

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:



SHELBY COUNTY

That in consideration of Thirty Thousand dollars and Zero cents (\$30,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Bettye B. Pounders, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James R. Eaves (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 taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$31,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

Betty B. Pounders formally know as Betty B. Peebles is one in the same as Betty B. Peebles in Foreclosure deed recorded in Instrument No. 20110209000046210, in the Probate Office, Shelby County, Alabama.

TO HAVE AND HOLD to the said 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 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 26th day of April, 2011.

(SEAL)

Bettye B. Pounders
Bettye B. Pounders (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Bettye B. Pouners 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 26th day of April, 2011

Michael T. Atchison

Notary Public

My Commission Expires: 10-16-12

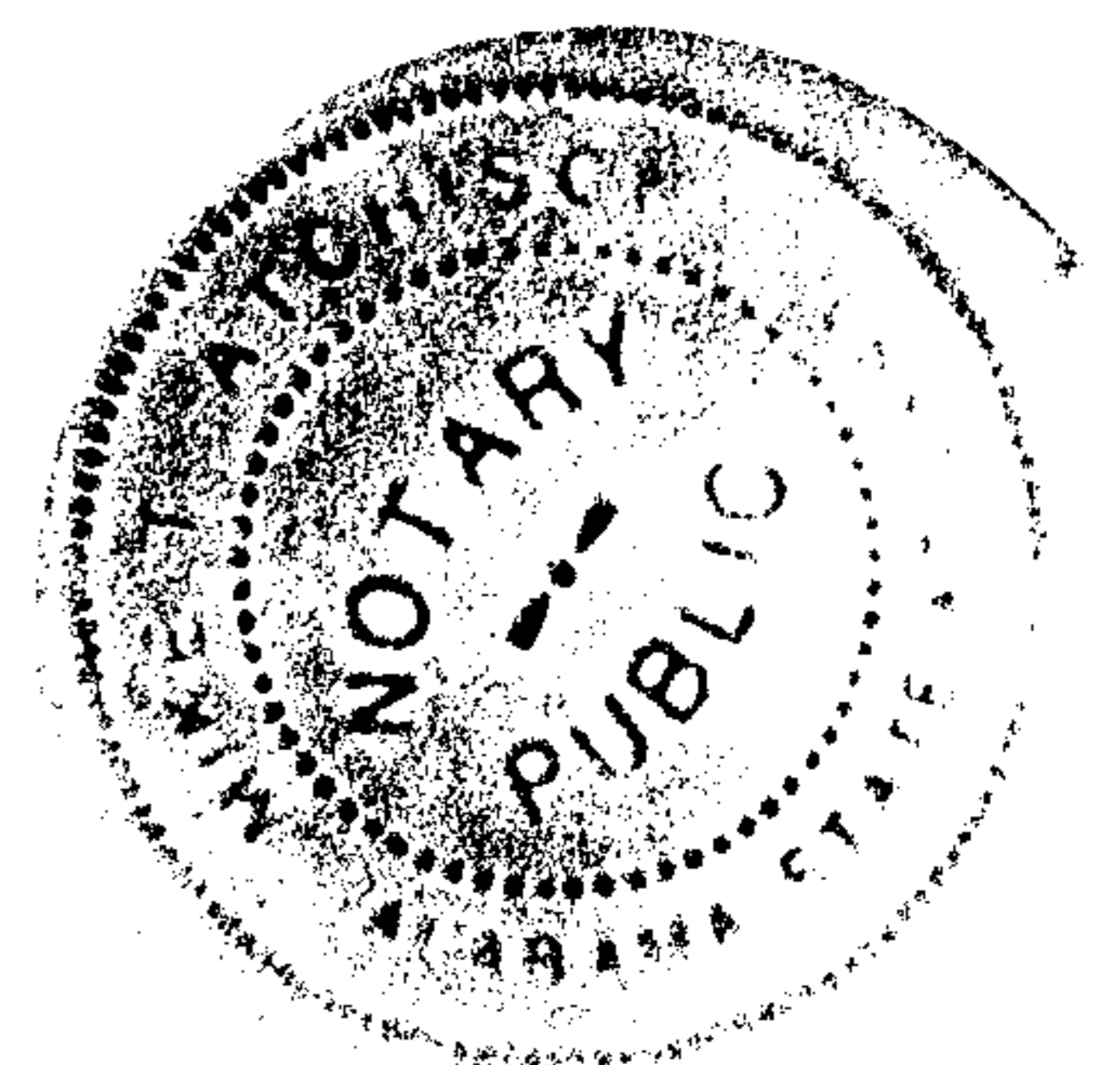



EXHIBIT A


20110503000132720 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/03/2011 10:15:18 AM FILED/CERT

Commence at the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 14, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence westerly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 870.43 feet to a point; thence turn 101 degrees 42 minutes 21 seconds left and run southeasterly a distance of 19.96 feet to a point on the northerly right of way line of Shelby County Highway No. 26 and the point of beginning of the property being described; thence turn 99 degrees 58 minutes 34 seconds right and run westerly along the North line of said Highway No. 26 a distance of 299.50 feet to a point; thence turn 124 degrees 14 minutes 24 seconds right and run northeasterly along and East of the East line of an existing driveway a distance of 181.68 feet to a point; thence turn 22 degrees 06 minutes 48 seconds right and continue Northeast along the East line of said existing driveway a distance of 152.00 feet to a point; thence turn 40 degrees 38 minutes 05 seconds right and run easterly a distance of 30.38 feet to a point; thence turn 73 degrees 02 minutes 08 seconds right and run southeasterly a distance of 214.30 feet to the point of beginning. According to survey of Joseph E. Conn, RLS #9049, dated May 7, 1993. Situated in Shelby County, Alabama.