

File No.: 11005

WARRANTY DEED

STATE OF ALABAMA	)	SEND TAX NOTICE TO:	THIS INSTRUMENT PREPARED BY: W.
	)	Landon K. Axt and Angela M. Carter	Eric Pitts, W. Eric Pitts, L.L.C. 1240 1st
COUNTY OF SHELBY	)	200 Creekstone Trail	Street North, Suite 209, Alabaster, AL 35007.
		Calera, AL 35040	No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that J. Derek Marzak, a single man (hereinafter "GRANTOR"), for and in consideration of the sum of **\$108,000.00**, to him/her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to Landon K. Axt and Angela M. Carter (hereinafter "GRANTEES"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

Lot 204, according to the Survey of Final Plat of Stonecreek Phase 1, as recorded in Map Book 32, Page 92, in the Office of the Judge of Probate of Shelby County, Alabama.

\$111,917.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever (of record or otherwise), (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever (of record or otherwise).

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

GRANTOR DOES HEREBY COVENANT, for himself/herself, his/her successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

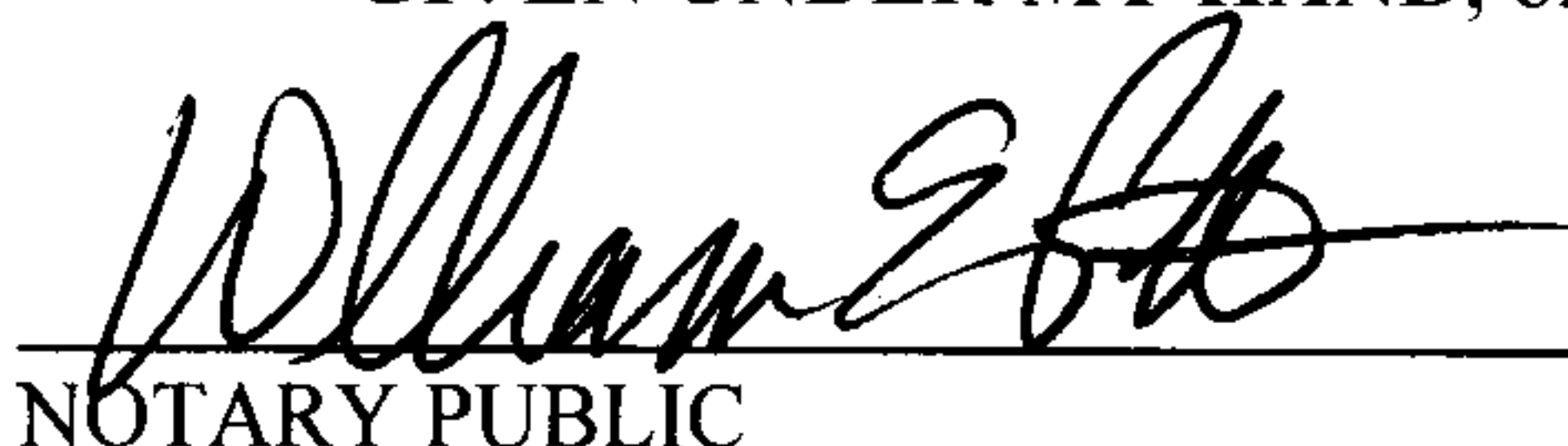
GRANTOR HAS HERETO set his/her hand and seal on April 28, 2011

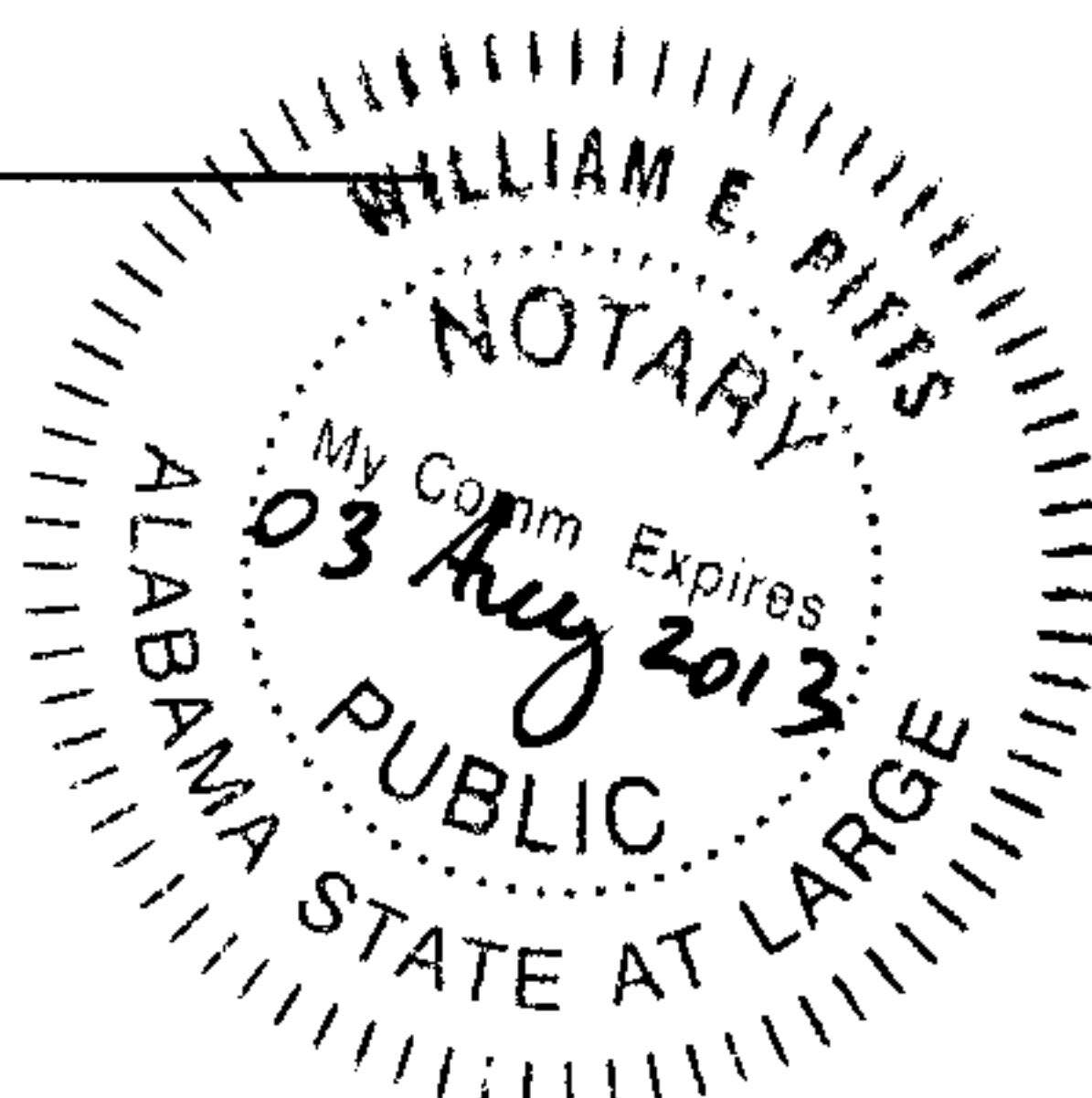

J. Derek Marzak

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that J. Derek Marzak whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on April 28, 2011.


NOTARY PUBLIC




20110504000134630 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
05/04/2011 12:55:00 PM FILED/CERT