

Send tax notice to:
JIMMY M. RAINES
100 GLENEAGLES LANE
PELHAM, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2011120

Shelby County, AL 05/04/2011
State of Alabama
Deed Tax: \$32.50

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00) in hand paid to the undersigned, TAYLOR BURTON COMPANY INC. (hereinafter referred to as "Grantor") by JIMMY M. RAINES and LYND A. RAINES (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 820, ACCORDING TO THE SURVEY OF GLENEAGLES AT BALLANTRAE, AS RECORDED IN MAP BOOK 33, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. 5-FOOT EASEMENT ON FRONT OF LOT AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
4. RESTICTIONS APPEARING OF RECORD IN INST. NO. 2004-45197 AND INST. NO. 2004-50419.

\$292,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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.

IN WITNESS WHEREOF, the said Grantor, TAYLOR BURTON COMPANY INC., by BLAKE PITTMAN, its VICE-PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 20th day of April, 2011.

TAYLOR BURTON COMPANY INC.


BY: BLAKE PITTMAN

ITS: VICE-PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ,BLAKE PITTMAN, whose name as VICE-PRESIDENT of TAYLOR BURTON COMPANY INC., is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 20th day of April, 2011.




Notary Public

Print Name: Charles D Stewart Jr.

Commission Expires: 4-13-12