

Send tax notice to:

DEXTER ARLINGTON CARTY
206 ARBOR COURT
STERRETT, AL, 35147

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2011147

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) in hand paid to the undersigned, TIMOTHY DANIEL McCARTHA and LISA A. McCARTHA, Husband and Wife (hereinafter referred to as "Grantors") by DEXTER ARLINGTON CARTY and KARONDA CARTY (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 1013, ACCORDING TO THE MAP OF THE ARBORES OF FOREST PARKS, AS RECORDED IN MAP BOOK 25, PAGE 146, 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 YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
4. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
5. ANY LIEN OR RIGHT TO LIEN, FOR SERVICES, OLAVOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS,
6. SUCH STATE OF FACTS AS SHOWN ON SUBDIVISION PLAT RECORDED IN PLAT BOOK 25, PAGE 146.
7. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES, OF MINERALS OF EVERY KIND AND CHARACTER, INCOLUDING, BUT LIMITED TO OIL, GAS, SAND AND GRAVEL IN, N AND UNDER SUBJECT PROPERTY.
8. BUILDING LINES, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY, AS RECORDED IN MAP BOOK 25, PAGE 146.
9. 10' EASEMENT REAR AS SHOWN ON RECORDED MAP BOOK 25, PAGE 146.
10. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
11. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES.
12. RIGHT OF WAY TO ALABAMA POWER COMPANY, RECORDED IN VOLUME 236, PAGE 825; VOLOUME 139, PAGE 127; VOLUME 133, PAGE 210; VOLUME 126, PAGE 191; VOLUME 126, PAGE 192, VOOLUME 126, PAGE 323 AND VOLUME 124, PAGE 519.

\$207,253.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its
successors and assigns, that it is lawfully seized in fee simple of said premises; that they
are free from all encumbrances, except as shown above; that it has a good right to sell and
convey the same as aforesaid; and that it will, and its successors and assigns shall,
warrant and defend the same to the Grantees, their heirs, executors, administrators and
assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 29TH day of April, 2011.

*Timothy Daniel McCarthy
by and through his attorney
in fact, Lisa A. McCarthy*

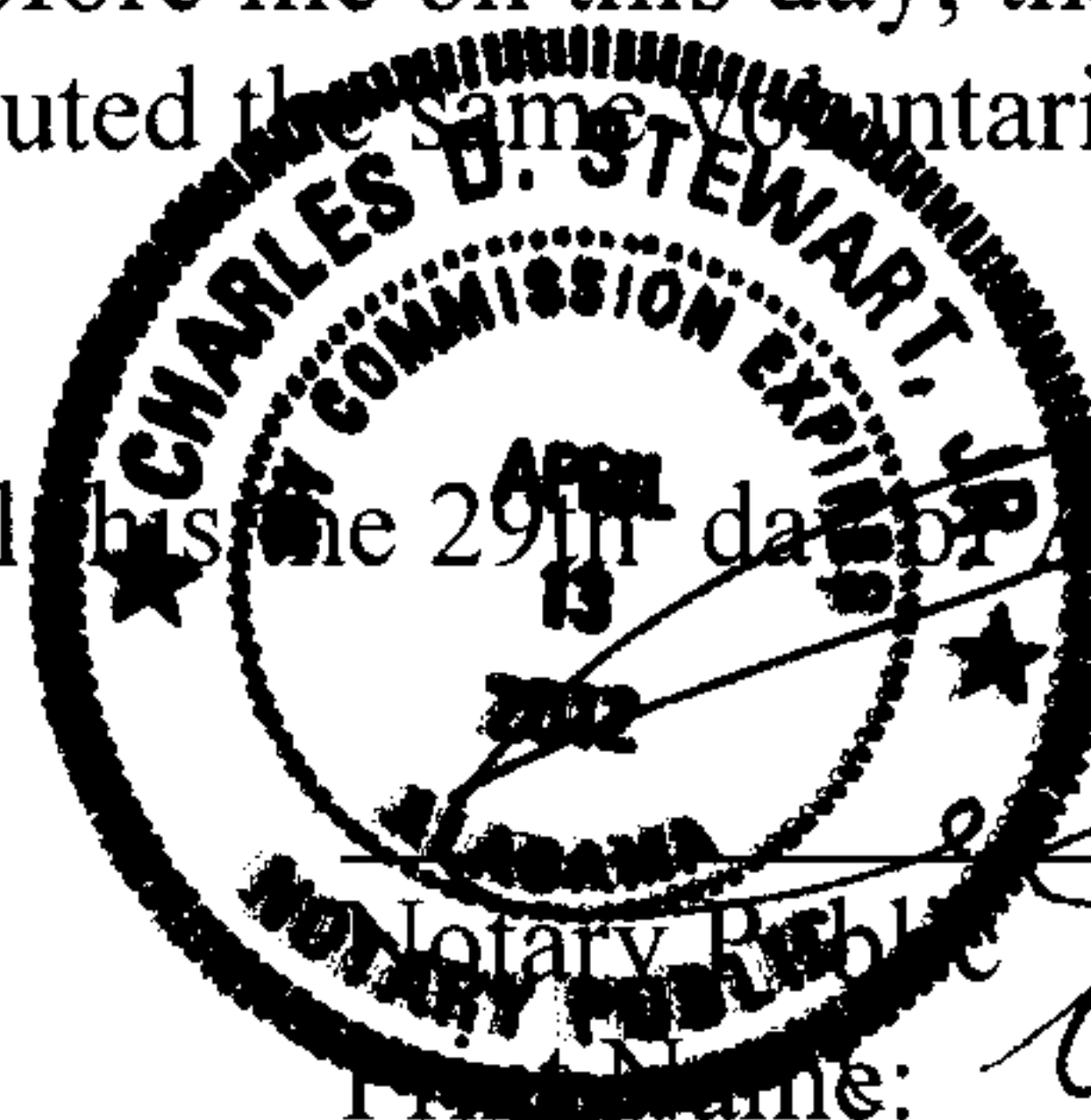
TIMOTHY DANIEL McCARTHA
BY AND THROUGH HIS ATTORNEY IN FACT,
LISA A. McCARTHA

Lisa A. McCarthy
LISA A. McCARTHA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that LISA A. McCARTHA, whose names are signed to the foregoing instrument,
and who are known to me, acknowledged before me on this day, that, being informed of
the contents of the said instrument, she executed the same voluntarily on the day the same
bears date.

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



Print Name:

Commission Expires:

Charles D. Stewart, Jr.
4-13-12

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, CHARLES D. STEWART, JR, a Notary Public in and
for said County, in said State, hereby certify that LISA A. McCARTHA, whose
name as Agent and Attorney in fact for TIMOTHY DANIEL McCARTHA, 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, she executed
the same voluntarily in her capacity as Attorney in fact for TIMOTHY DANIEL
McCARTHA on the day the same bears date.

Given under my hand and official seal this 29TH DAY OF APRIL, 2011.



Notary Public

Print Name:

Commission Expires:

Charles D. Stewart, Jr.
4-13-12

[NOTARIAL SEAL]