

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Mike Mims
12 Dusty Way
Harpersville AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

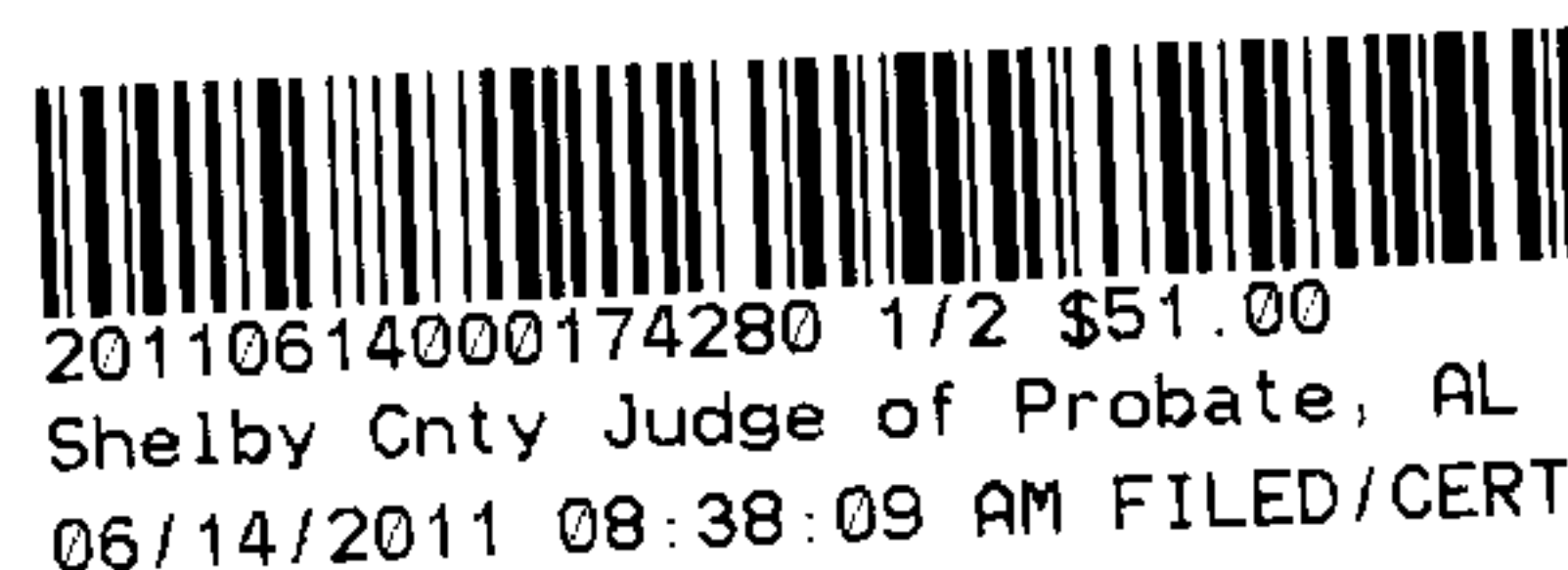
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTY SIX THOUSAND AND NO/00 DOLLARS (\$36,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***T & R Properties LLC***, by: ***Tom Vigneulle, as managing member*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Mike and Teresa Mims*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2010.
2. Easements, restrictions, rights of way, and permits of record.



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 herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of February, 2010. *CA* *SV*

T & R Properties LLC
By: Tom Vigneulle, as Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***T & R Properties LLC, By: Tom Vigneulle, as managing member***, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of February, 2010. *CA*

Notary Public


My Commission Expires:

Cherie Horton
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
August 25, 2013

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land, being that part of the Northwest quarter of Section 20, Township 20 South, Range 2 East, Shelby County Alabama that is Northeast of Yellowleaf Creek; being more particularly described as follows:

Commence and begin at the Northeast corner of the Northwest quarter of Section 20, Township 20 South, Range 2 East, Shelby County, Alabama and proceed South 04 degrees 05 minutes 08 seconds West a distance of 1000 feet, more or less to the centerline of Yellowleaf Creek; thence Northwesterly along the meanderings of Yellowleaf Creek a distance of 1400 feet, more or less to the North line of the Northwest quarter of Section 20, Township 20 South, Range 2 East, Shelby County, Alabama; thence South 85 degrees 03 minutes 15 seconds East a distance of 1000 feet, more or less to the POINT OF BEGINNING. Subject to rights of Yellowleaf Creek by the Public or other.


20110614000174280 2/2 \$51.00
Shelby Cnty Judge of Probate, AL
06/14/2011 08:38:09 AM FILED/CERT

Shelby County, AL 06/14/2011
State of Alabama
Deed Tax:\$36.00