

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

Send Tax Notice To: Kim Reynolds
P.O. Box 44
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty Thousand dollars and Zero cents (\$20,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Sandra Artale, a single woman and Angela Salvo Landry, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Kim Reynolds and Mark A. Reynolds (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commencing at the Northeast corner of the Northwest Quarter of the Northeast quarter of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 1 degree 18 minutes 58 seconds West, a distance of 160.77 feet; thence South 72 degrees 16 minutes 13 seconds West, a distance of 326.77 feet to the POINT OF BEGINNING; thence continuing westerly along said line, a distance of 173.35 feet; thence North 1 degree 31 minutes 45 seconds East, a distance of 155.47 feet to the southerly right of way line of Shelby County Road No. 280 (old U.S. Hwy. No. 280) and the point of curvature of a non-tangent curve, concave to the North, having a radius of 2237.05 feet, a central angle of 3 degrees 37 minutes 44 seconds and a chord of 141.66 feet bearing North 75 degrees 13 minutes 47 seconds East; thence easterly along said curve, a distance of 141.68 feet; thence South 9 degrees 48 minutes 39 seconds East, a distance of 140.80 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.
Sandra Artale and Sandra Fleming Merritt are one and the same person.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 9th day of June, 2011.

_____(Seal) Sandra Artale _____(Seal)
Sandra Artale
_____(Seal) Angela Salvo Landry _____(Seal)
Angela Salvo Landry

STATE OF ALABAMA

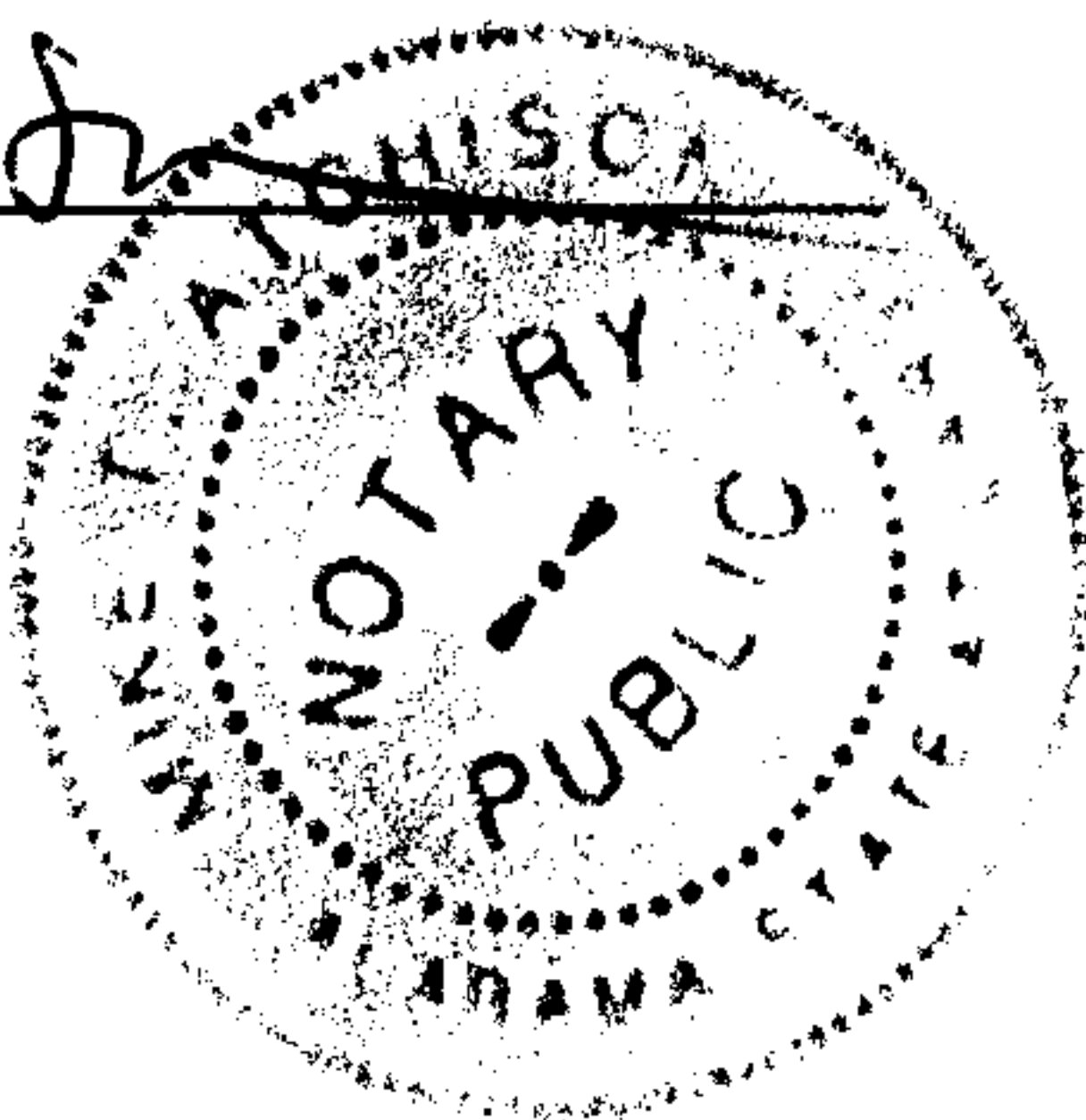
} General Acknowledgment

COUNTY SHELBY

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

Given under my hand and official seal this 9th day of June, 2011.

My Commission Expires: 10-16-12

Michael T. Atchison
Notary Public

Shelby County, AL 06/15/2011
State of Alabama
Deed Tax: \$20.00
20110615000176990 1/2 \$35.00
Shelby Cnty Judge of Probate, AL
06/15/2011 04:04:53 PM FILED/CERT

STATE OF ALABAMA

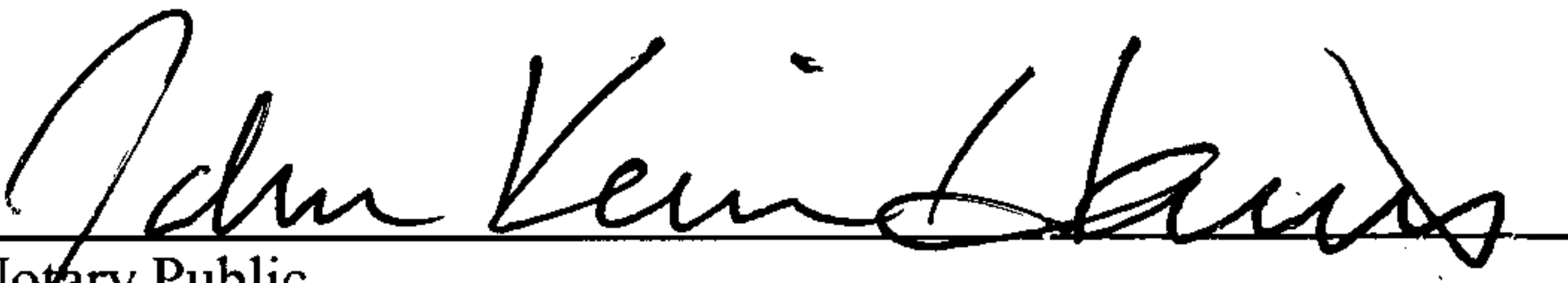
}

General Acknowledgment

COUNTY SHELBY


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

Given under my hand and official seal this 9th day of June, 2011.


Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 29, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS


20110615000176990 2/2 \$35.00
Shelby Cnty Judge of Probate, AL
06/15/2011 04:04:53 PM FILED/CERT