

**This deed prepared by:**

Sparks Law Firm, LLC  
2635 Valleydale Road, Suite 200  
Birmingham, AL 35244  
Direct: 205-215-8433

**Grantees Address:**

Robert V. Rhoades and Deborah L. Rhoades  
8248 Wynwood Drive  
Helena, Alabama 35080

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

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**WARRANTY DEED**

**WITH RIGHT OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of ONE HUNDRED SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/100ths (\$172,500.00) Dollars, and other good and valuable consideration paid to the undersigned **STEVEN E. WHITAKER and KARI M. WHITAKER, husband and wife**, (herein referred to as "Grantors"), in hand paid by **ROBERT V. RHOADES and DEBORAH L. RHOADES, husband and wife**, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees, 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, all the Grantors' interest in the following-described real estate situated in, **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 320, according to the Survey of Wyndham, Wynwood Sector, Phase II, as recorded in Map Book 23, Page 38, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to:

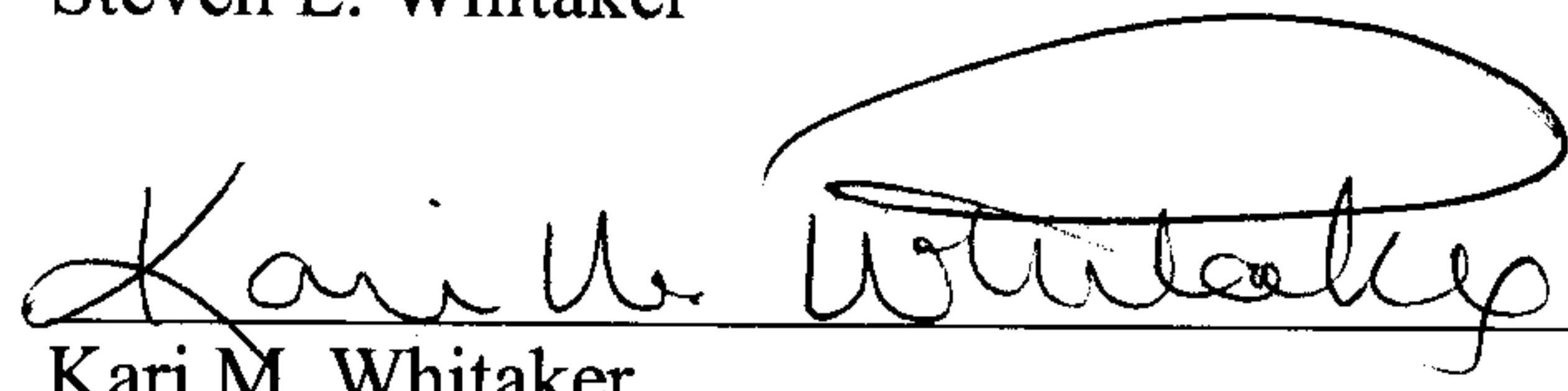
1. Easements, encroachments, building set back lines, right-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
2. General and special taxes or assessments for 2011 and subsequent years not yet due and payable.
3. Subject to mineral and mining rights not owned by grantor.
4. Subject to any applicable zoning ordinances.
5. Subject to all matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 23, Page 38.

**TO HAVE AND TO HOLD** unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to Grantees' heirs and assigns of such survivor forever.

GRANTORS do for Grantors' and Grantors' heirs and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on this  
29th day of June, 2011.

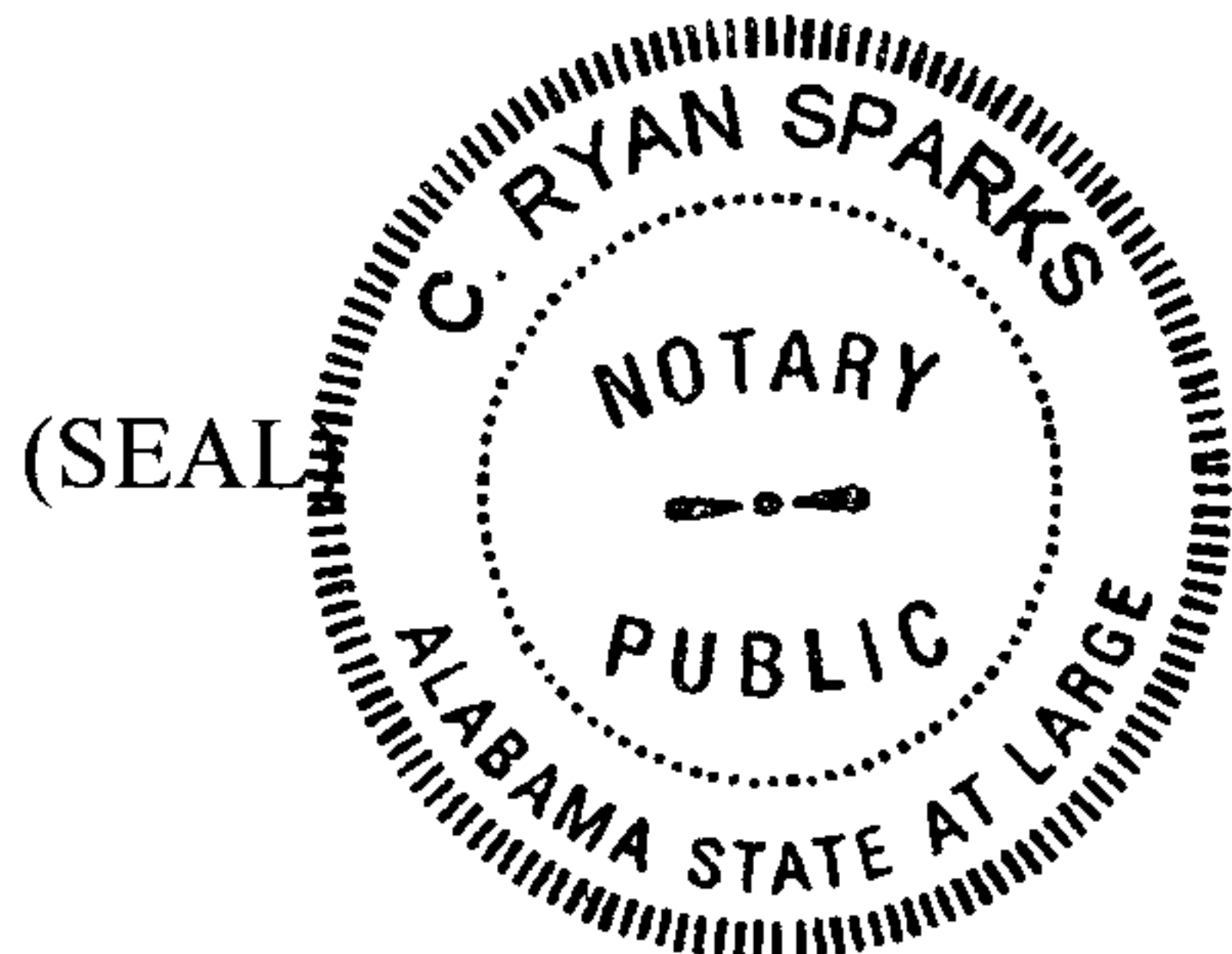
  
Steven E. Whitaker

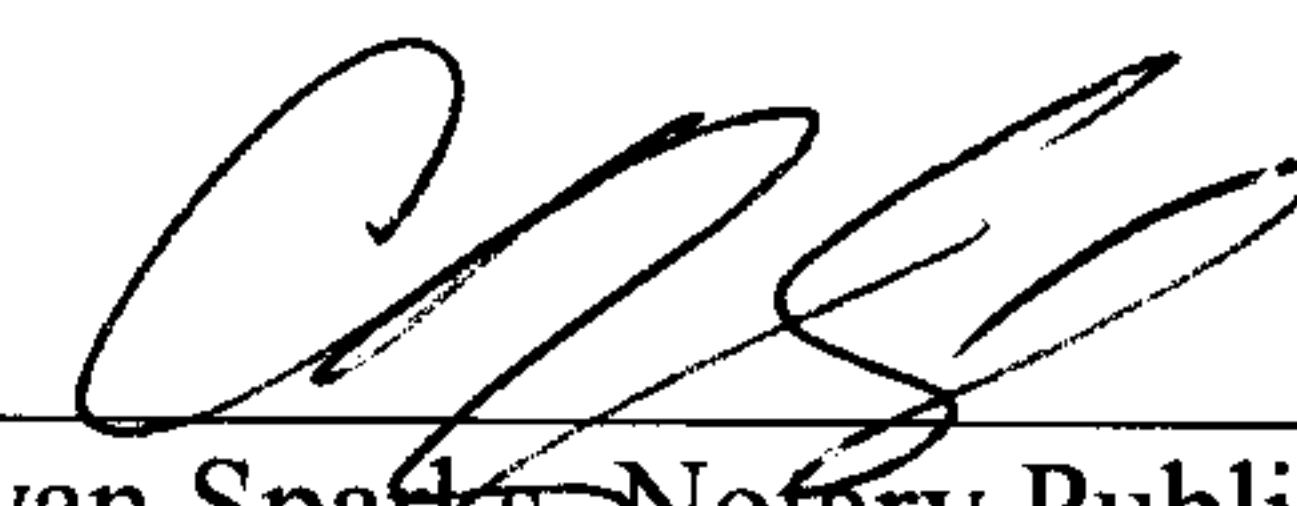
  
Kari M. Whitaker

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Steven E. Whitaker,  
whose name is signed to the foregoing instrument or conveyance, and who is known to me, and  
with full authority, acknowledged before me on this day that, being informed of the contents of  
the conveyance, he executed the same voluntarily and with full authority on the day the same  
bears date.

Given under my hand this the 29th day of June, 2011.

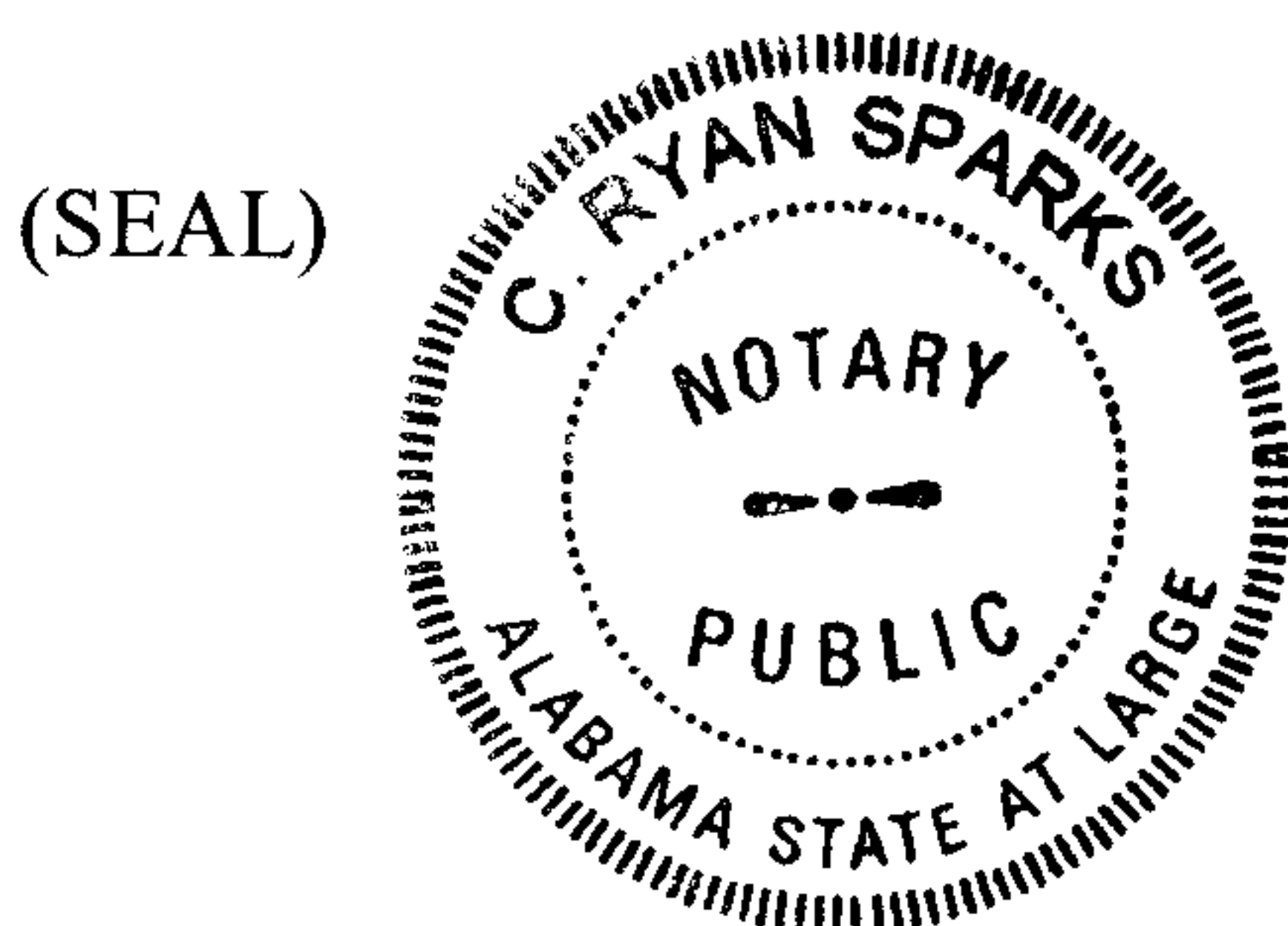


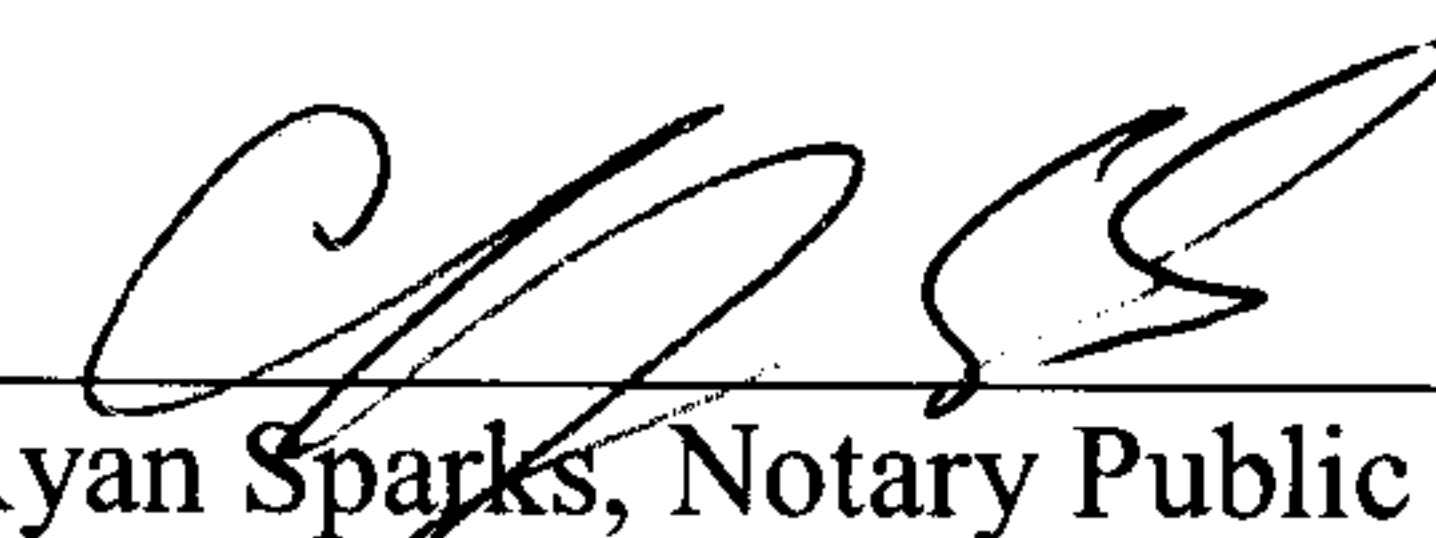
  
C. Ryan Sparks, Notary Public  
My commission expires: December 18, 2011

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Kari M. Whitaker,  
whose name is signed to the foregoing instrument or conveyance, and who is known to me, and  
with full authority, acknowledged before me on this day that, being informed of the contents of  
the conveyance, she executed the same voluntarily and with full authority on the day the same  
bears date.

Given under my hand this the 29th day of June, 2011.



  
C. Ryan Sparks, Notary Public  
My commission expires: December 18, 2011

Shelby County, AL 07/01/2011  
State of Alabama  
Deed Tax: \$4.50