

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

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

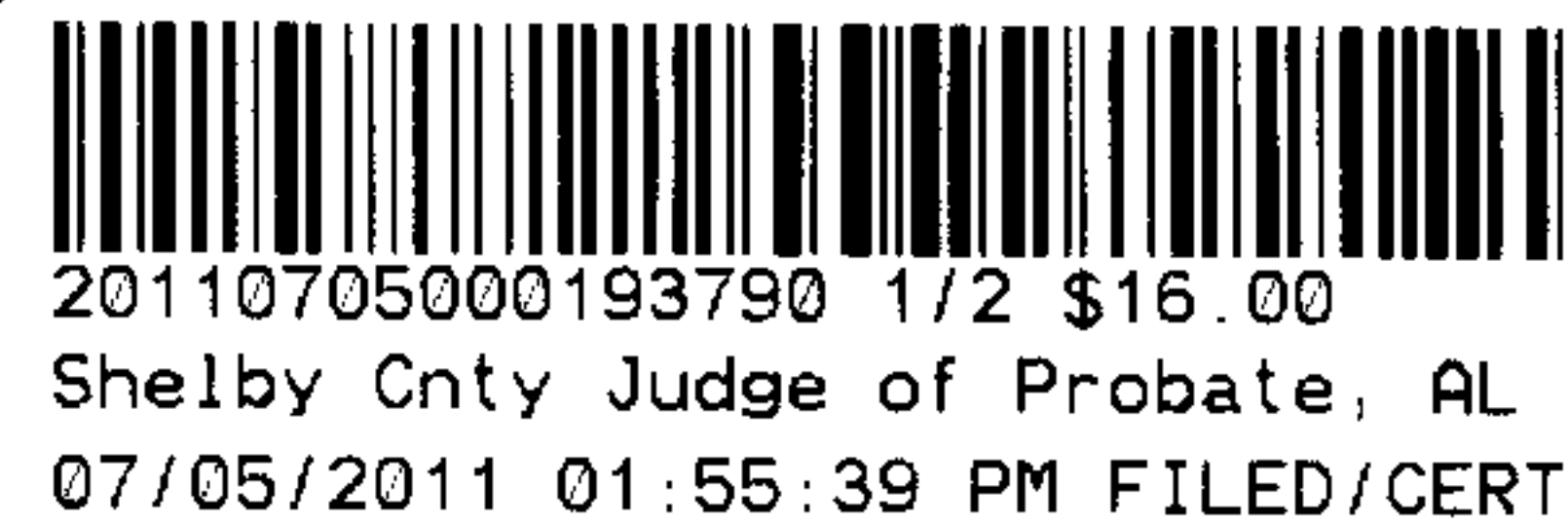
Send Tax Notice to:

Matt Finn

470 Phillips Dr
Vincent AL 35778

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration **Ten Thousand and 00/00 DOLLARS (\$10,000.00)**, 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,

Lester Nicholson, a married man

(herein referred to as grantor) grant, bargain , sell and convey unto,

Matt Finn and wife Memory Finn

(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 all easements, restrictions and rights-of-way of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way and permits of record.

\$10,000.00 of the above-recited consideration was paid from a mortgage recorded 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, 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 5th day of July, 2011.

Lester Nicholson
Lester Nicholson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that

Lester Nicholson

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of July, 2011.

[Signature]
Notary Public

My Commission Expires: 10-16-12

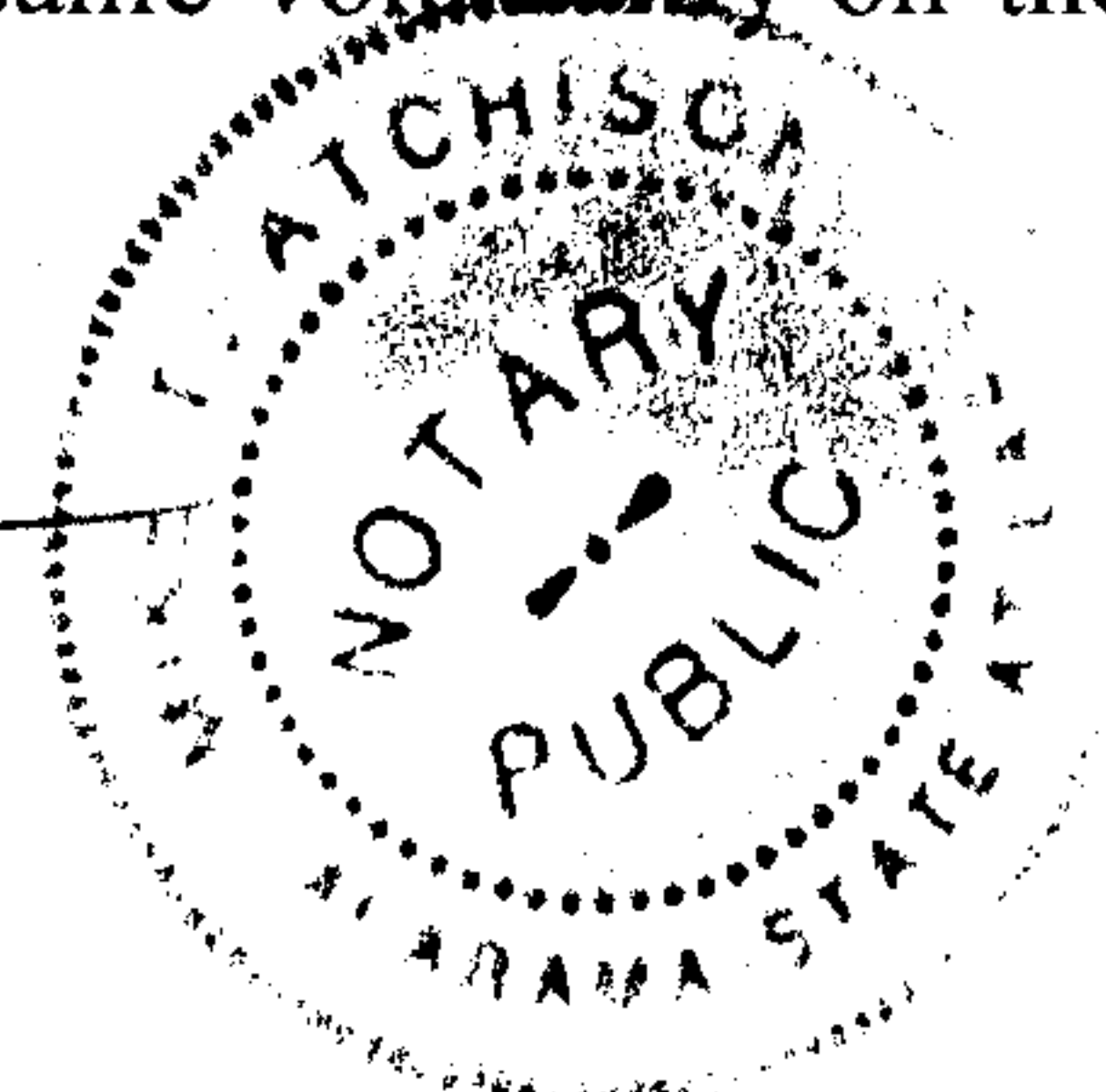


Exhibit A

PARCEL TWO – A part of the SW 1/4 of the NE 1/4 of Section 22, T19S – R2E, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of said SW 1/4 of the NE 1/4 and proceed thence S 89°31'15"W along the South boundary of said quarter-quarter section for 213.50 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING, continue along said course S 89°31'15"W 201.73 feet; thence N 3°11'22"W 216.51 feet; thence N 87°58'15"E 179.00 feet; thence S 8°58'36"E 223.56 feet, back to the POINT OF BEGINNING, containing 0.96 acres, more or less.

PARCEL THREE – A part of the SW 1/4 of the NE 1/4 of Section 22, T19S – R2E, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of said SW 1/4 of the NE 1/4 and proceed thence S 89°31'15"W along the South boundary of said quarter-quarter section for 415.23 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING, continue along said course S 89°31'15"W 223.03 feet to a point on the East right-of-way boundary of Milam Road (R/W 30'); thence N 2°23'15"E along said right-of-way for 211.05 feet; thence N 87°58'15"E 202.31 feet; thence S 3°11'22"E 216.51 feet, back to the POINT OF BEGINNING, containing 1.04 acres, more or less.



20110705000193790 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/05/2011 01:55:39 PM FILED/CERT