

This instrument was prepared by:

Send Tax Notices to:

Mark E. Gualano
Attorney at Law
1629 11th Avenue South
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Jason J. Rhoads
Sarah C. Rhoads
400 Bent Creek Trace
Chelsea, AL 35043

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SIXTY SEVEN THOUSAND AND NO/100 DOLLARS (\$267,000.00), to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, ANDRE D. CLARK AND JONESHA CLARK, HUSBAND AND WIFE, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto JASON J. RHOADS AND SARAH C. RHOADS, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in SHELBY County, Alabama to-wit:

LOT 39, ACCORDING TO THE SURVEY OF BENT CREEK SUBDIVISION, SECTOR 1, AS RECORDED IN MAP BOOK 36, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

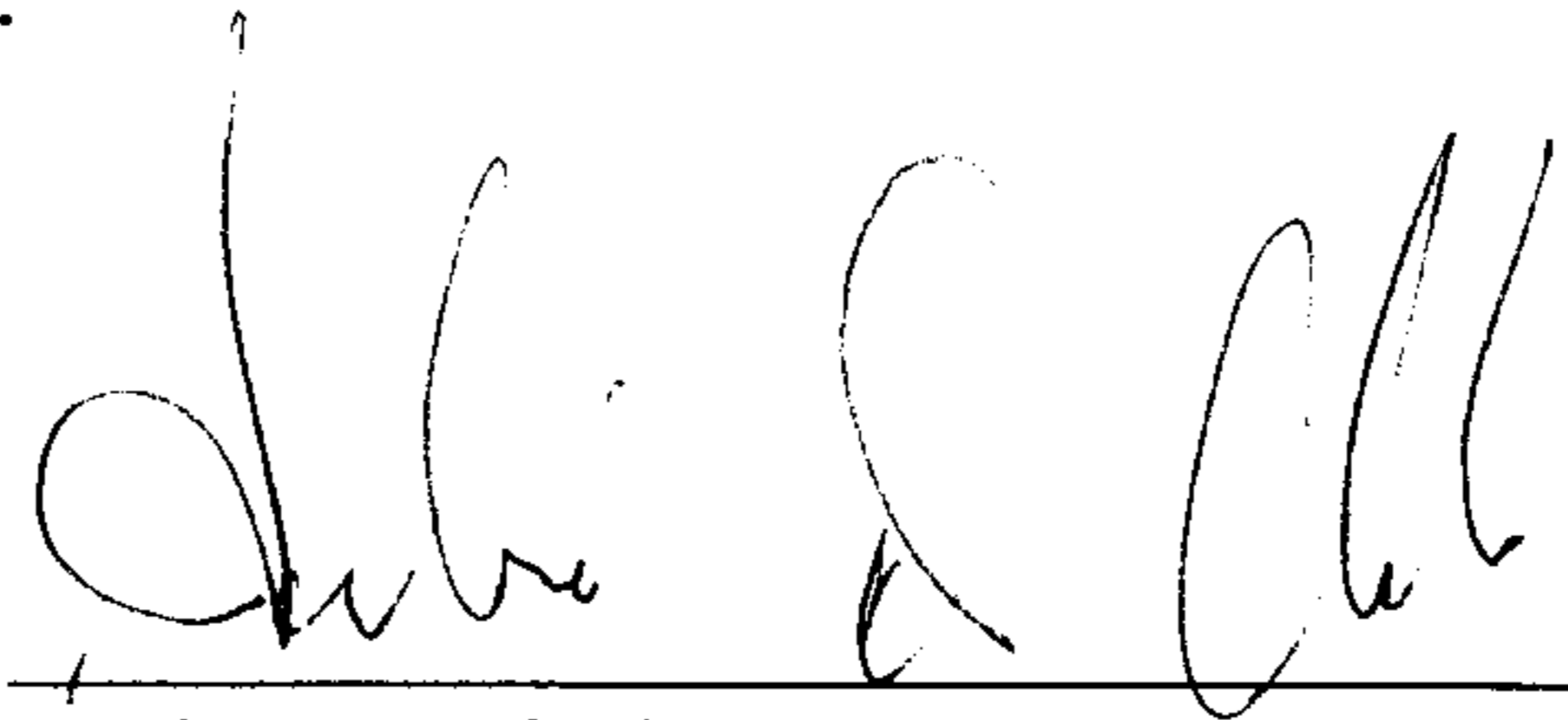
1. Advalorem taxes for the current tax year, 2011.
2. Easements, restrictions, reservations and conditions of record.

\$272,700.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 14th day of July, 2011.



Andre D. Clark (SEAL)



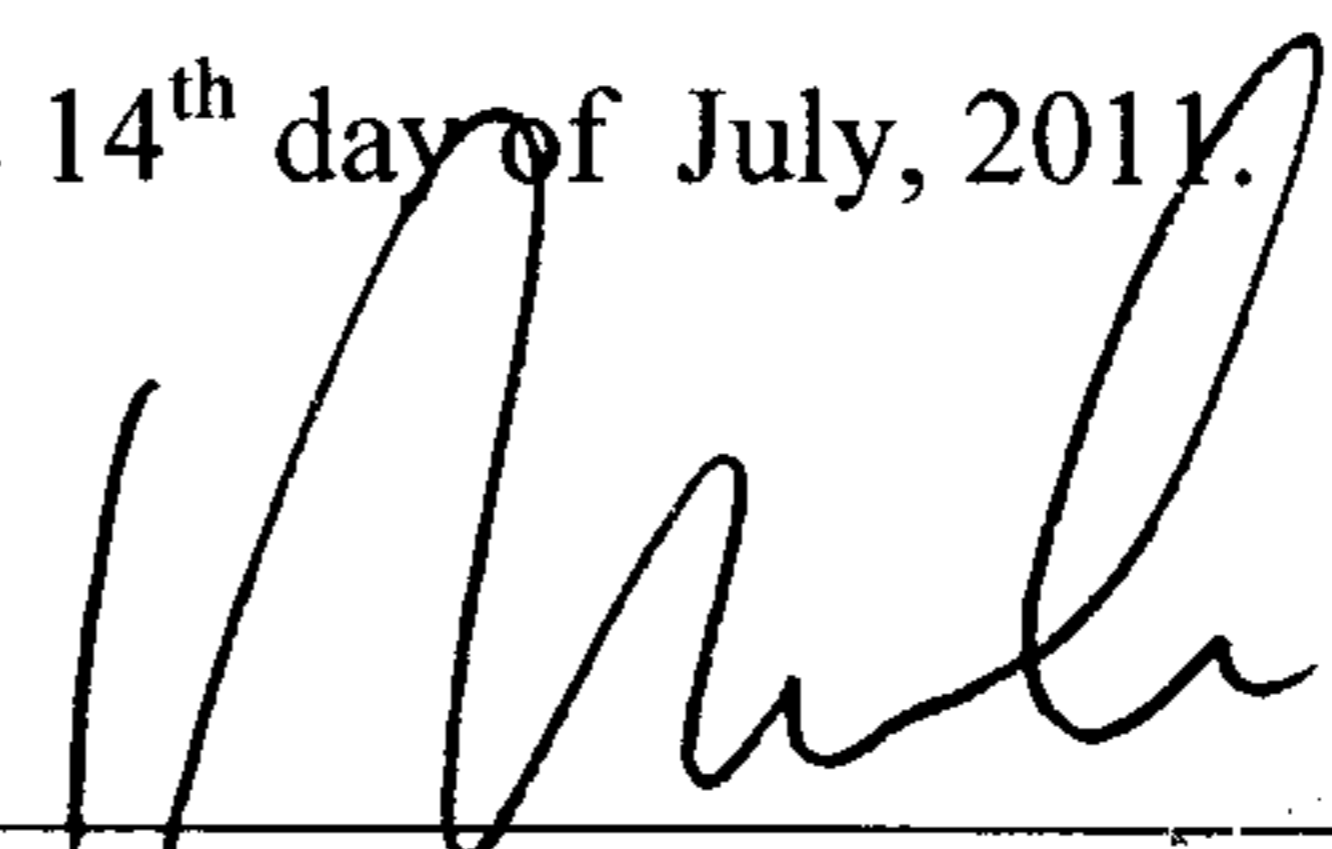
Jonesha Clark (SEAL)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Andre D. Clark and Jonesha Clark, Husband and Wife, 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 14th day of July, 2011.



Notary Public
Mark E. Gualano
My commission expires: 7/28/13

