20110822000246960 1/2 \$173.50 Shelby Cnty Judge of Probate, AL 08/22/2011 01:03:49 PM FILED/CERT

This instrument was prepared by: Kracke & Thompson, LLP 2204 Lakeshore Drive, Ste 306 Birmingham, AL 35209 Send Tax Notice To: Joel & Kimberly Young 205 Brynleigh Circle Chelsea, AL 35043

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)	
)	KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)	

That in consideration of \$158,500.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Benjamin Rankin and Keri S. Rankin, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joel Young and Kimberly Young, husband and wife (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$\frac{\mathbb{O} \cdot \mathbb{C}}{\text{orded simultaneously herewith.}}\$ of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) apd seal(s) this 10th day of August, 2011.

Benjamin Rankin

Keri S. Rankin

State of Alabama Shelby County

I, the undersigned, a notary for said County and in said State, hereby certify that Benjamin Rankin and Keri S. Rankin, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 10th day of August, 2011.

Notary Public

Commission Expires: 10/31/20/2

Shelby County, AL 08/22/2011 State of Alabama Deed Tax:\$158.50

EXHIBIT "A" Legal Description

Lot 202, according to the Map of Brynleigh Estates, 2nd Sector, Givianpour's Addition to Double Mountain, as recorded in Map Book 21, Page 65, in the Probate Office of Shelby County, Alabama.