

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

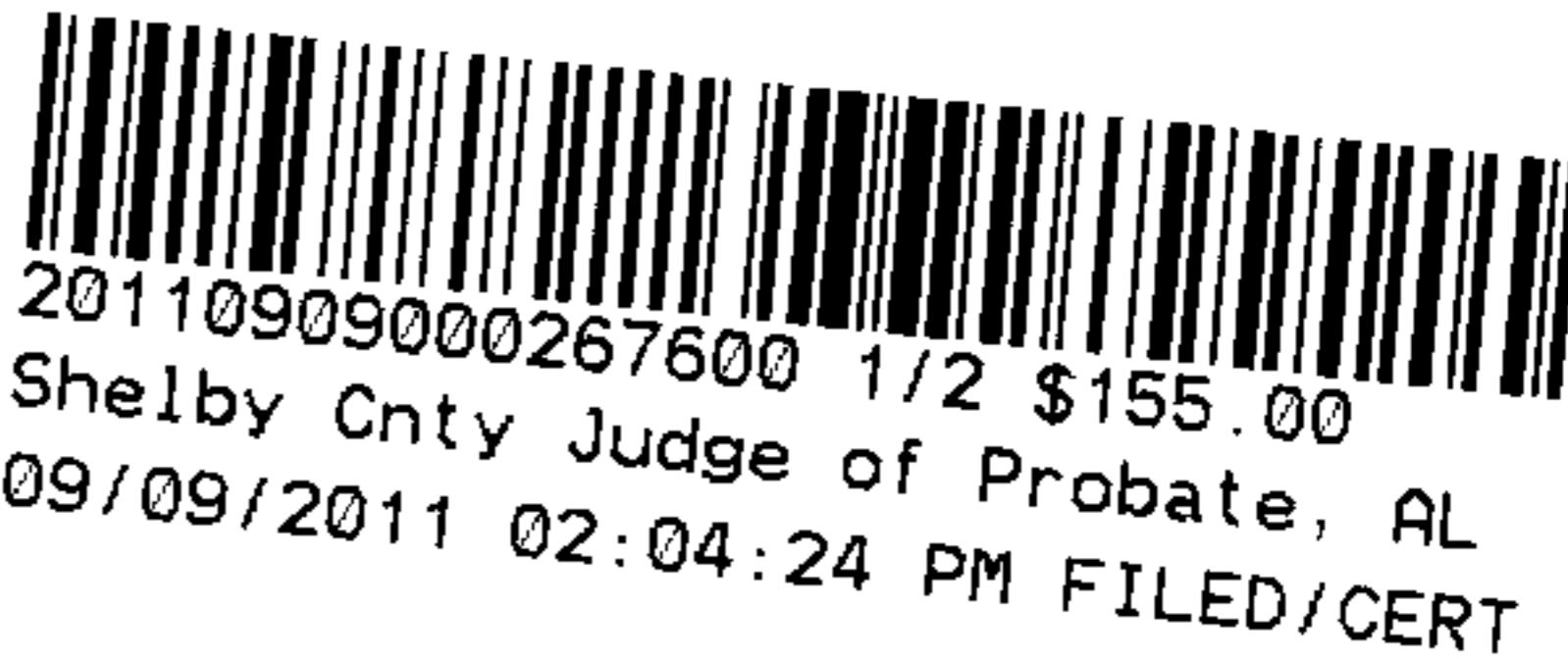
SEND TAX NOTICE TO:

JOHN N. HOSMER, JR.
2920 SUMMERWOOD CIRCLE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Forty Eight Thousand and 00/100 Dollars (\$248,000.00)* paid by the Grantees herein, the receipt of which is hereby acknowledged, Paula Jo Haddock, a married person, Pamela Jean Niemann, a married person and Paul T. Pritchard, Jr., a married person (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto John N. Hosmer, Jr. and Laurie W. Hosmer (herein referred to as "Grantees"), as Joint Tenants with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

**LOT 13, ACCORDING TO THE AMENDED MAP OF SUMMERWOOD SUBDIVISION,
AS RECORDED IN MAP BOOK 20, PAGE 68, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

*\$108,000 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

****SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE
GRANTORS NOR THE GRANTORS SPOUSES**

****PAUL T. PRITCHARD, JR. AND PAUL T. PRICHARD, JR. ARE ONE AND THE
SAME PERSON**

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 shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 26th day of August, 2011.

*Acting by and through
her attorney in fact,
Paul T. Pritchard, Jr.*

**PAULA JO HADDOCK ACTING BY AND
THROUGH HER ATTORNEY IN FACT, PAUL T.
PRITCHARD, JR.**

PAUL T. PRITCHARD, JR.

Pamela Jean Niemann

PAMELA JEAN NIEMANN

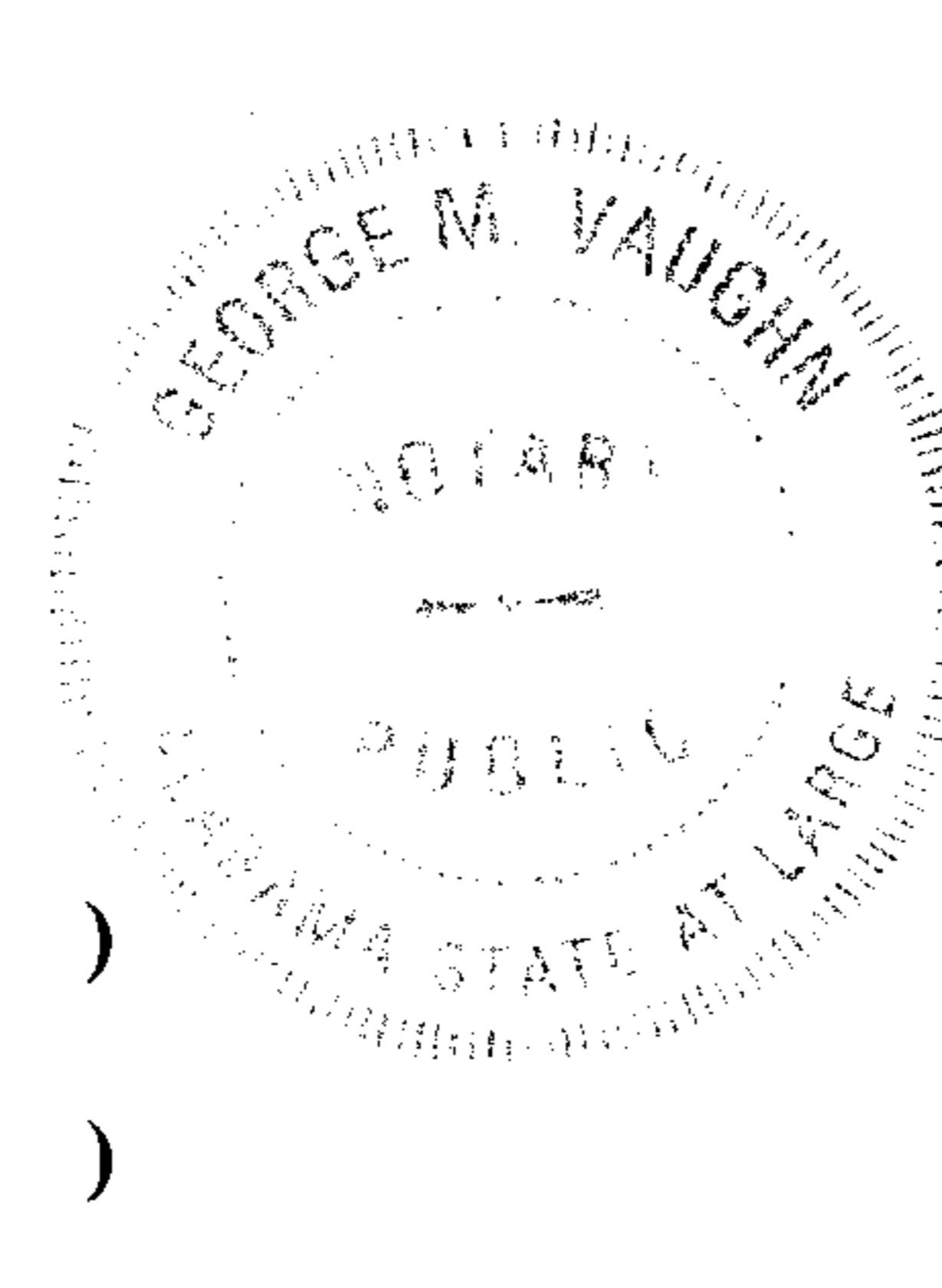


20110909000267600 2/2 \$155.00
Shelby Cnty Judge of Probate, AL
09/09/2011 02:04:24 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PAULA JO HADDOCK acting by and through her attorney in fact, PAUL T. PRITCHARD, JR., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of AUGUST, 2011.

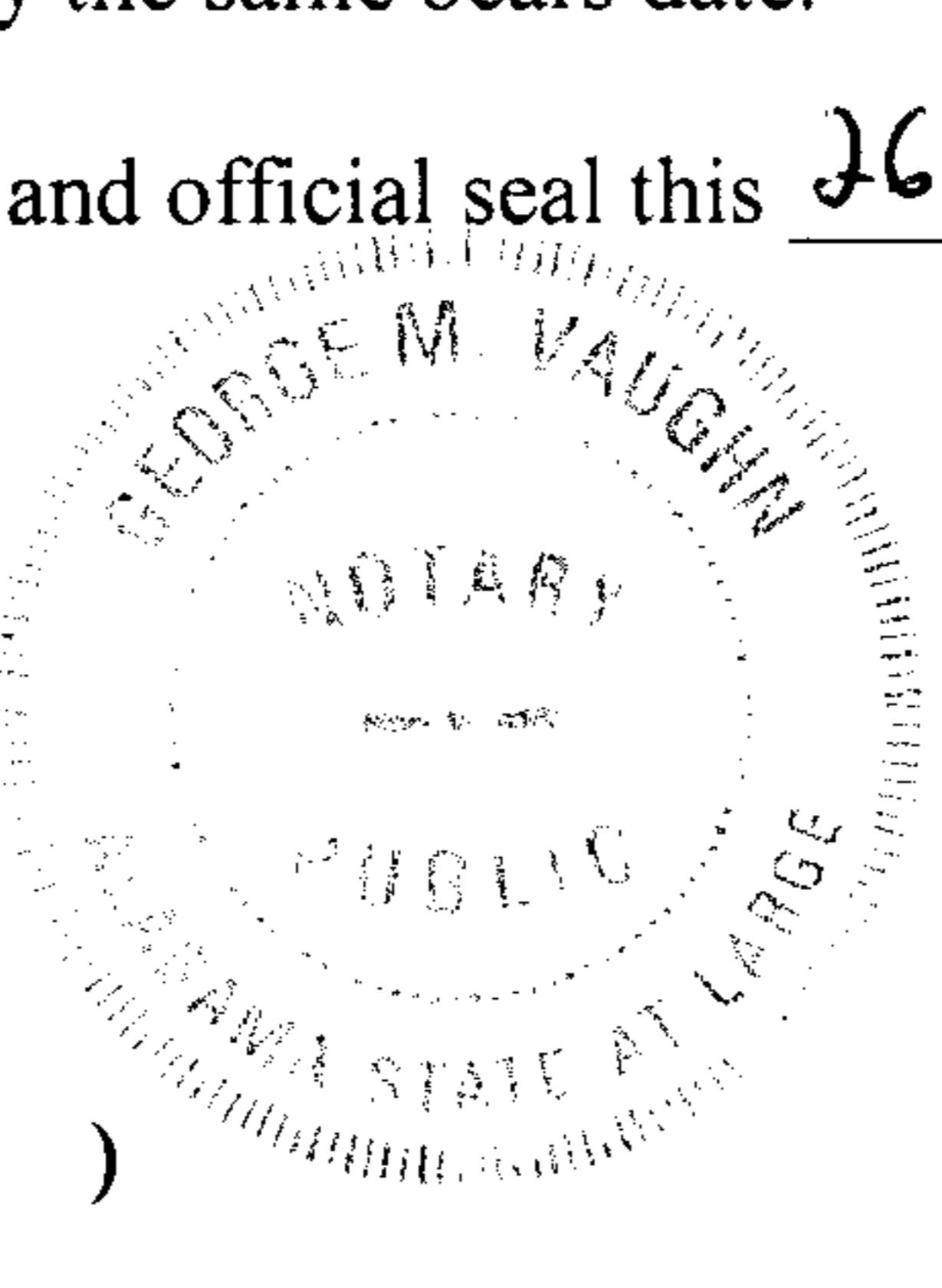

Notary Public

My Commission Expires: 9/27/2014

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PAUL T. PRITCHARD, JR. whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of AUGUST, 2011.

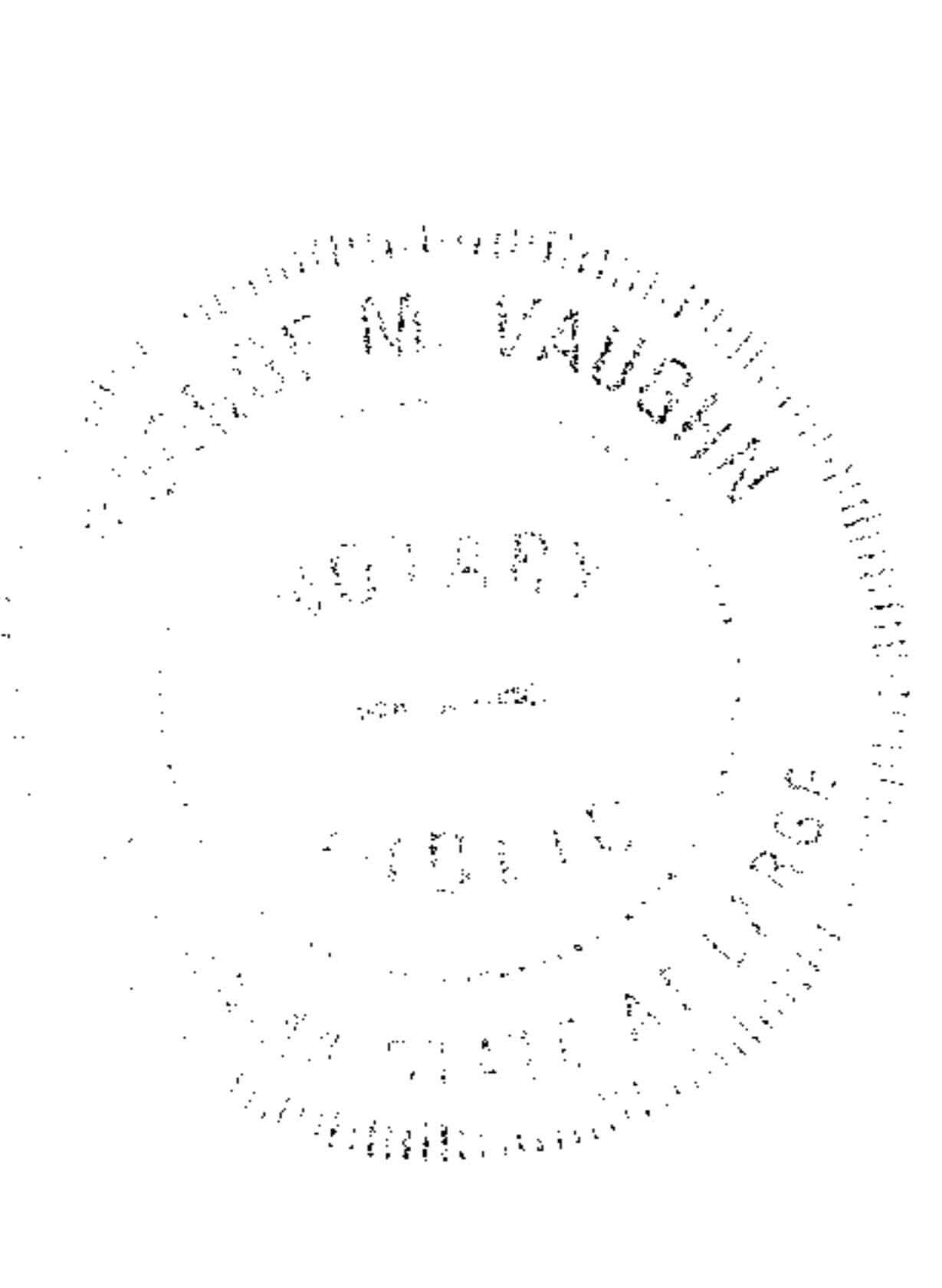

Notary Public

My Commission Expires: 9/27/2014

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PAMELA JEAN NIEMANN whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of AUGUST, 2011.


Notary Public

My Commission Expires: 9/27/2014

Shelby County, AL 09/09/2011
State of Alabama
Deed Tax: \$140.00