

This deed prepared by:

Sparks Law Firm, LLC 2635 Valleydale Road, Suite 200 Birmingham, AL 35244

Direct: 205-215-8433

Grantees Address:

William E. Wynne and Roseann F. Wynne 2300 Birkshire Lane Birmingham, Alabama 35244

STATE OF ALABAMA COUNTY OF SHELBY

WARRANTY DEED

WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TWO HUNDRED EIGHTY NINE THOUSAND AND NO/100ths (\$289,000.00) Dollars, and other good and valuable consideration paid to the undersigned JAMES L. HEBERT and DIANE L. HEBERT, husband and wife, (herein referred to as "Grantors"), in hand paid by WILLIAM E. WYNNE and ROSEANN F. WYNNE, 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:

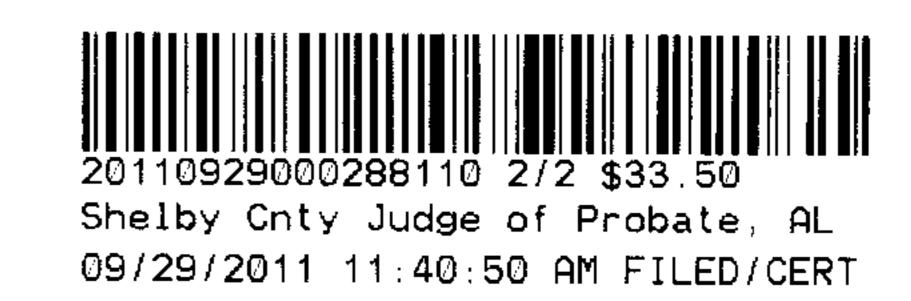
Lot 3801, according to the Survey of Birkshire, 38th Addition to Riverchase, as recorded in Map Book 22, Page 140, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
- 2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
- 3. Mineral and mining rights not owned by Grantors.
- 4. Any applicable zoning ordinances.
- 5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
- 6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 22, Page 140.
- 7. 35 foot building restriction line from Chestnut Oak Drive and 15 feet from Birkshire Drive and from Birkshire Lane as shown on recorded map.
- 8. Release of damages recorded under instrument number 1996-24956
- 9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Volume 127, Page 140.
- 10. Restrictions appearing of record in Misc. Volume 14, Page 536; Misc. Volume 17, Page 550; Misc. Volume 34, Page 549; Real Volume 159, Page 111; Instrument Number 1997-09826; Instrument Number 1997-09547; Instrument Number 1996-24956.
- 11. Right of way granted to Alabama Power Company recorded in Deed Book 355, Page 274.
- 12. Right of way granted to the City of Hoover recorded in Real Volume 93, Page 577.

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 15th day of September, 2011.

James L. Hebert

Diane L. Hebert

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that James L. Hebert, 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 15th day of September, 2011.

(SEAL)

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 Diane L. Hebert, 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 15th day of September, 2011.

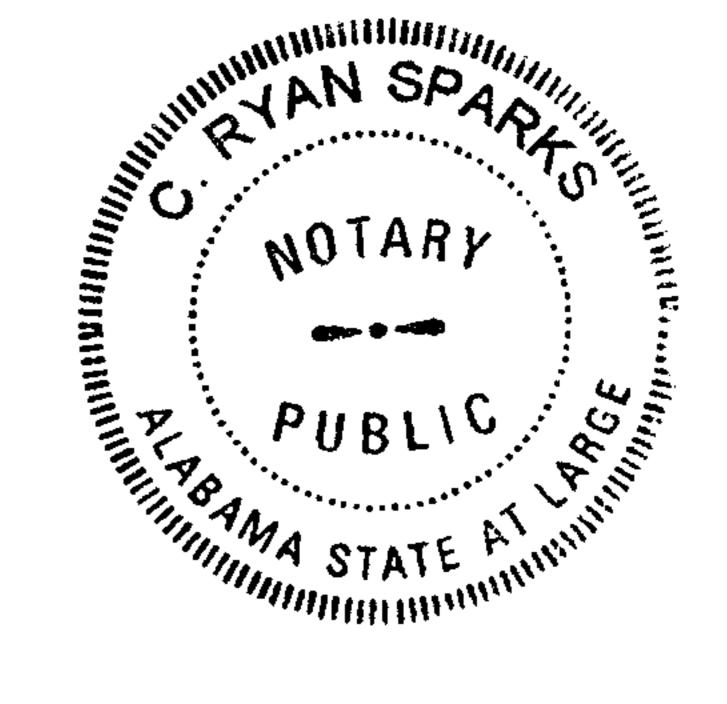
(SEAL)

C. Ryan Sparks, Notary Public

My commission expires: December 18, 2011

Shelby County, AL 09/29/2011 State of Alabama Deed Tax:\$18.50

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NOTARY