

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
David C. Green & Robyn Green
3132 Hidden Forest Cove
Montevallo, AL 35115

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$134,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Diane P. Gurganus, a/an
Single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto David C. Green and Robyn Green (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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$136,734.00 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) and seal(s) this 2nd day of November, 2011.

Hand(s) and seal(s) this 21st day of November,
Diane P. Gurganus
Diane P. Gurganus

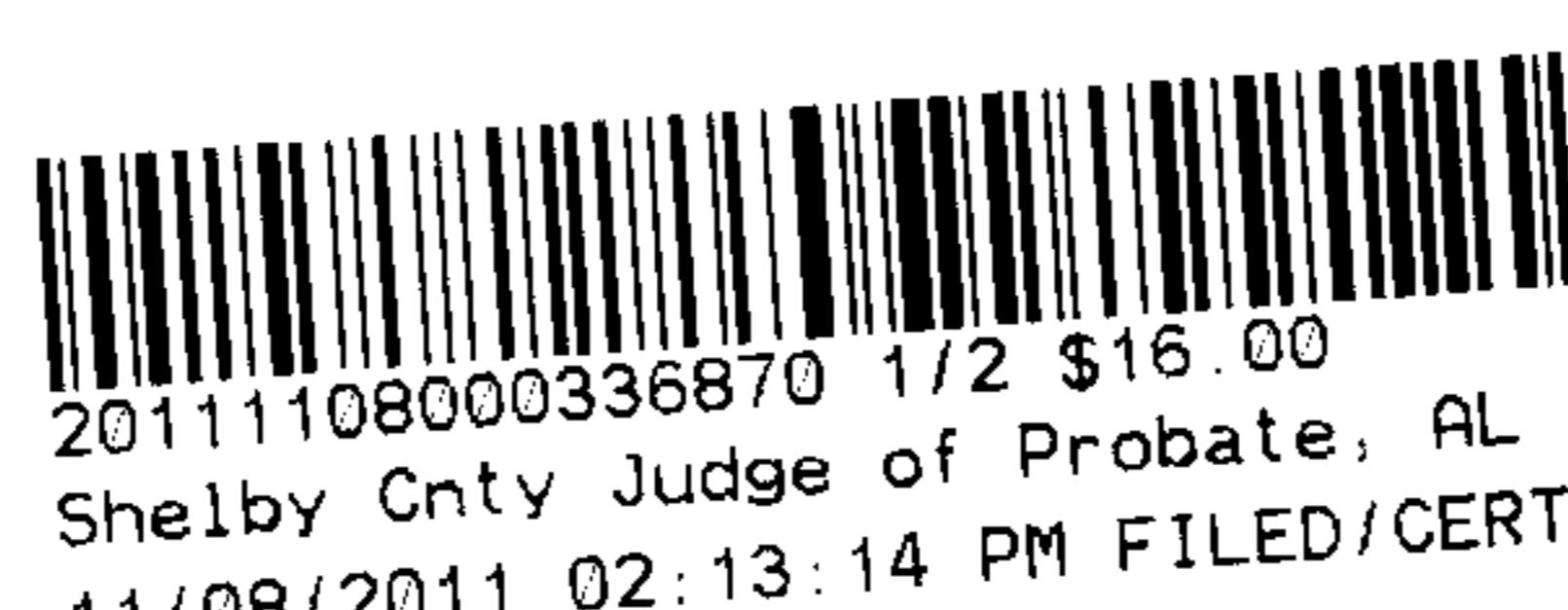
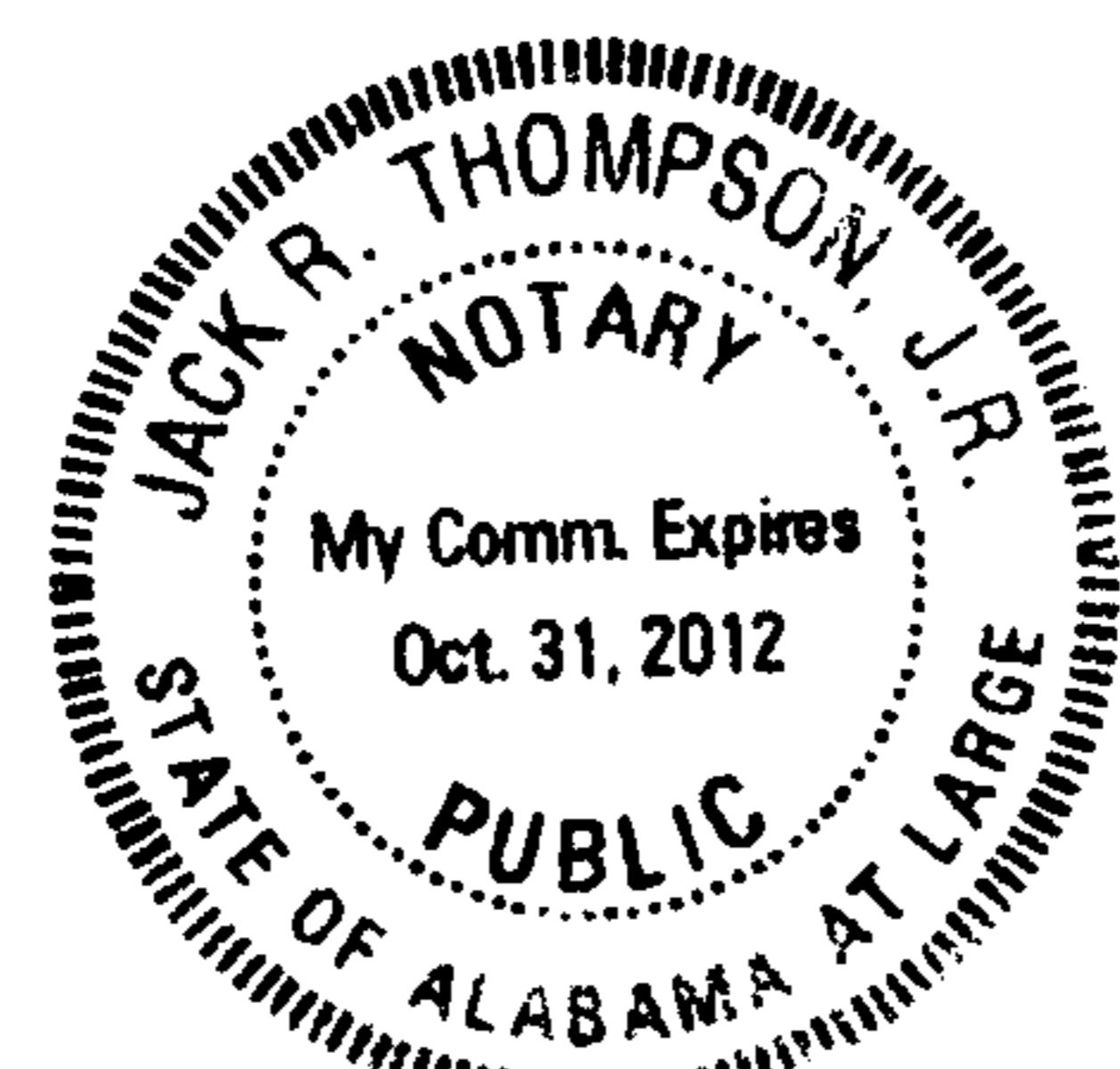
State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Diane P. Gurganus, 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, she executed the same voluntarily on the day the same bears date.

Given ~~under my~~ official hand and seal this the 1st day of November, 2011.

Notary Public

Notary Public
Commission Expires: 10/31/2012



S11-2557

EXHIBIT "A"
Legal Description

Lot 59, according to the Survey of Hidden Forest, as recorded in Map Book 35, Page 117, in the Probate Office of Shelby County, Alabama.



20111108000336870 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
11/08/2011 02:13:14 PM FILED/CERT