

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Mickey Tidwell

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20111108000337080 1/2 \$62.00
Shelby Cnty Judge of Probate, AL
11/08/2011 03:02:02 PM FILED/CERT

That in consideration of One Hundred Forty Three Thousand dollars and Zero cents (\$143,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mary R Monk-Tutor and Terry M Tutor, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto Mickey Tidwell and Sharon Tidwell (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit A for Legal Description

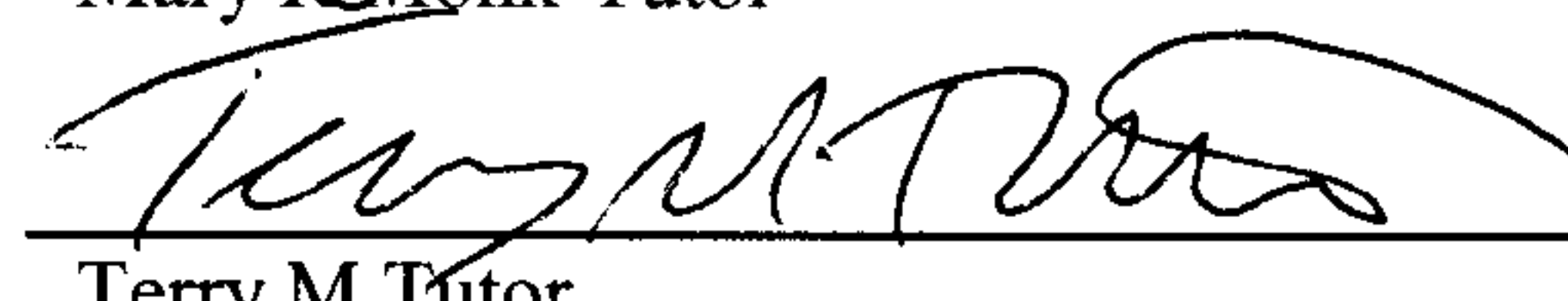
Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$96,000.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 herein shall take as tenants in common.

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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of October, 2011.

_____ (Seal)		_____ (Seal)
_____ (Seal)	Mary R Monk-Tutor	_____ (Seal)
_____ (Seal)		_____ (Seal)
_____ (Seal)	Terry M Tutor	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)

STATE OF ALBAMA

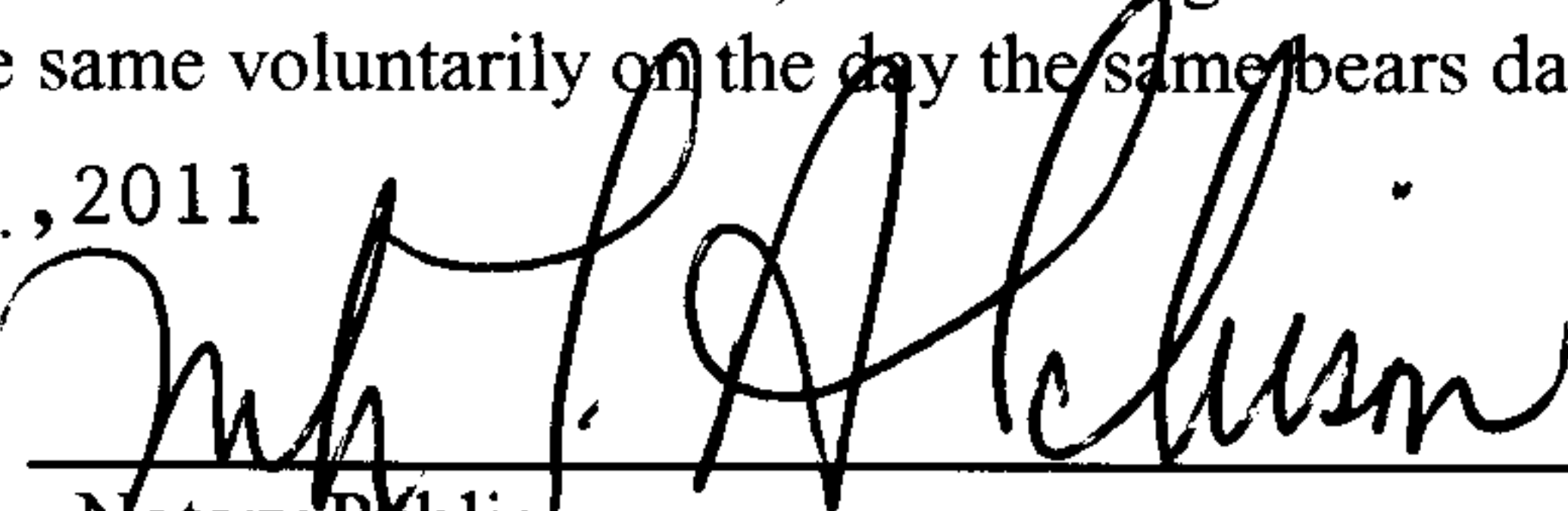
} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary R Monk-Tutor and Terry M Tutor 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 31st day of October, 2011

My Commission Expires: 10-16-12



Notary Public

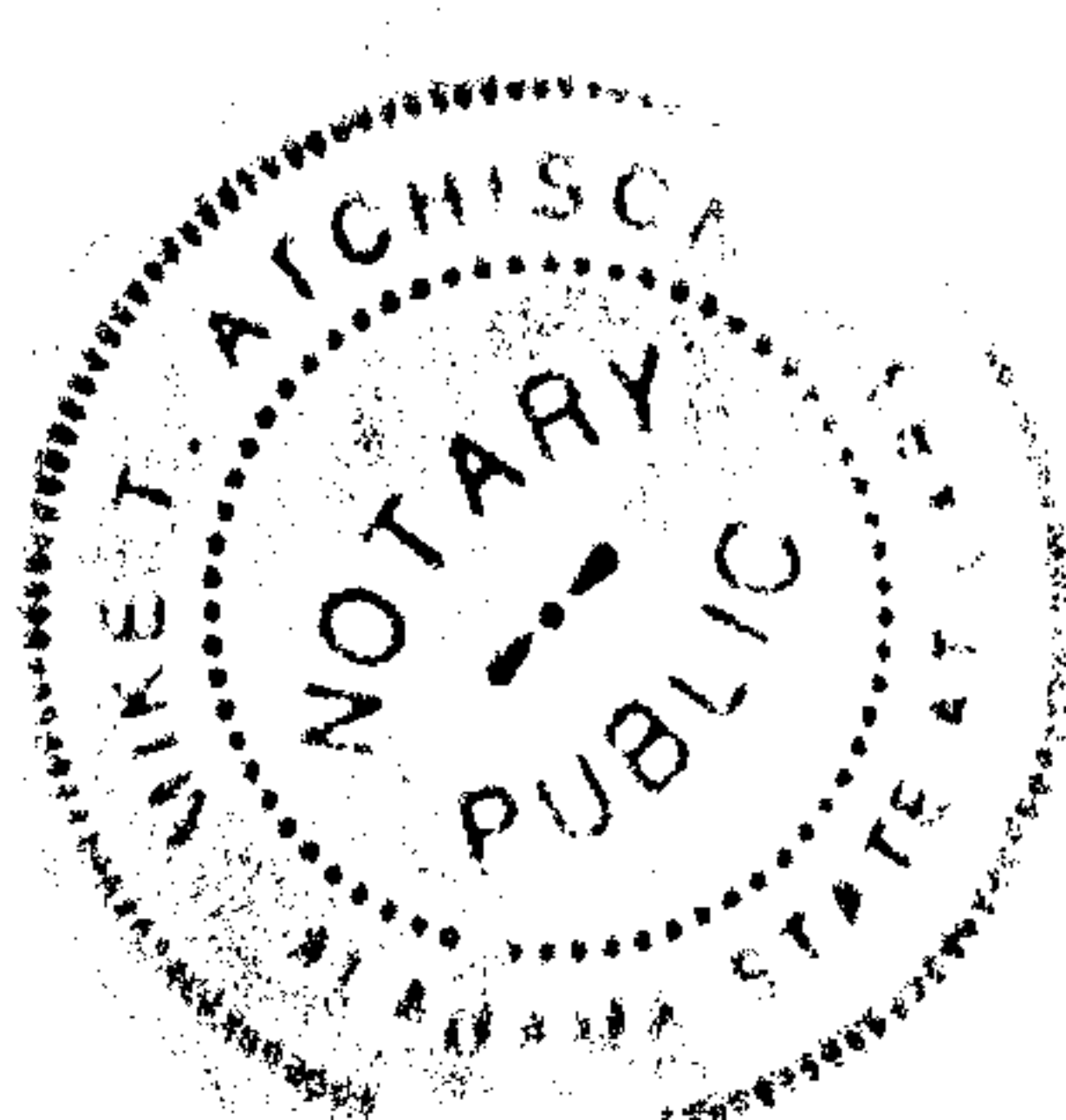


Exhibit A
Legal Description

File No.: S11-2971

Part of Lot 4, according to the Resubdivision of North Fork Estates, as recorded in Map Book 18, Page 49, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at a 1/2 inch rebar in place being the Northeast corner of Lot No. 4 of the Resubdivision of North Fork Estates as shown my map of said resubdivision on record in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 18, at Page 49, and also being the point of beginning. From this beginning point proceed South 06 degrees 40 minutes 49 seconds East along the East boundary of said Lot no. 4 for a distance of 224.02 feet (set 1/2 inch rebar); thence proceed South 78 degrees 40 minutes 25 seconds West for a distance of 175.07 feet (set 1/2 inch rebar); thence proceed North 37 degrees 18 minutes 36 seconds West for a distance of 229.61 feet (set 1/2 inch rebar) to a point on the Southerly right-of-way of Shelby County Road 32; thence proceed Northeasterly along the Southerly right-of-way of said road for a chord bearing and distance of North 73 degrees 17 minutes 27 seconds East, 54.32 feet to a 1/2 inch rebar in place; thence proceed North 75 degrees 51 minutes 32 seconds East along the Southerly right-of-way of said road for a distance of 240.02 feet to the point of beginning.



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Shelby County, AL 11/08/2011
State of Alabama
Deed Tax: \$47.00