

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

Send Tax Notice To: George Ronald Conn
400 Timothy Dr
Columbiana Ala.
35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixteen Thousand dollars and Zero cents (\$16,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Laurie J. Edwards, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto George Ronald Conn and Sara Gail Conn (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 EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Laurie J. Edwards and Laurie J. Etness 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 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, I have hereunto set my hand and seal, this 23rd day of November, 2011.

_____ (Seal)	 (Seal)
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

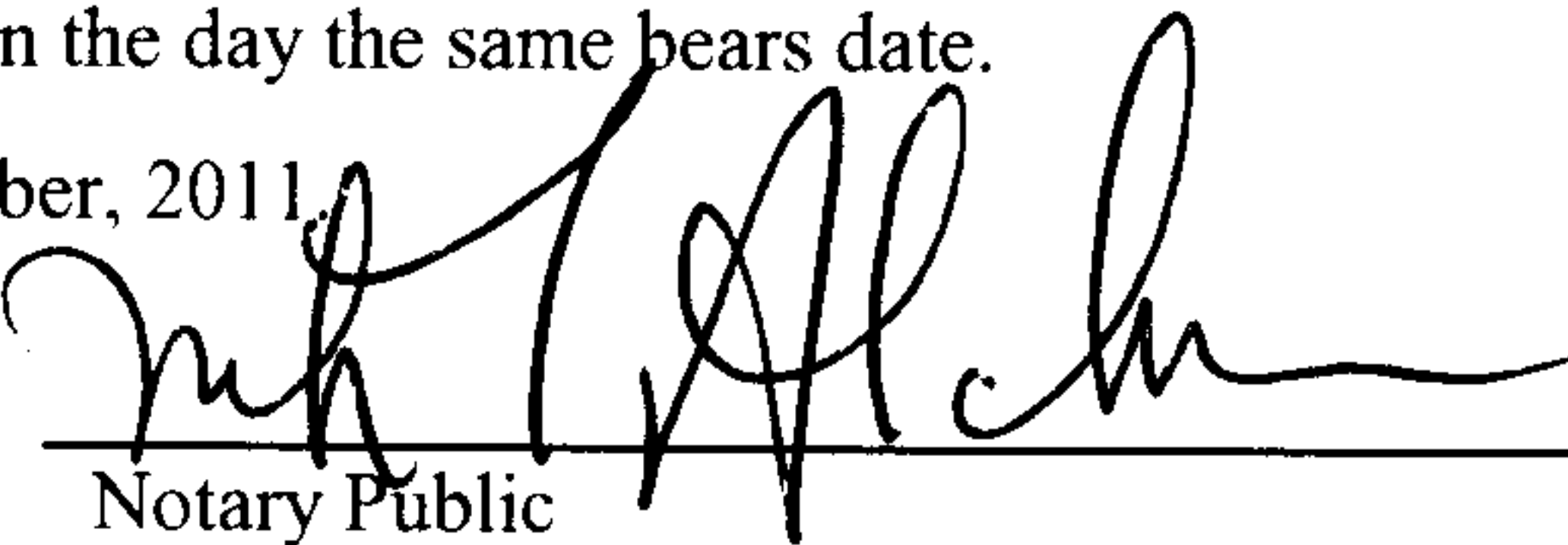
} General Acknowledgment

COUNTY SHELBY

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

Given under my hand and official seal this 23rd day of November, 2011.

My Commission Expires: 10-16-12


Notary Public


20111128000357690 1/2 \$31.00
Shelby Cnty Judge of Probate, AL
11/28/2011 01:46:11 PM FILED/CERT

Shelby County, AL 11/28/2011
State of Alabama
Deed Tax: \$16.00

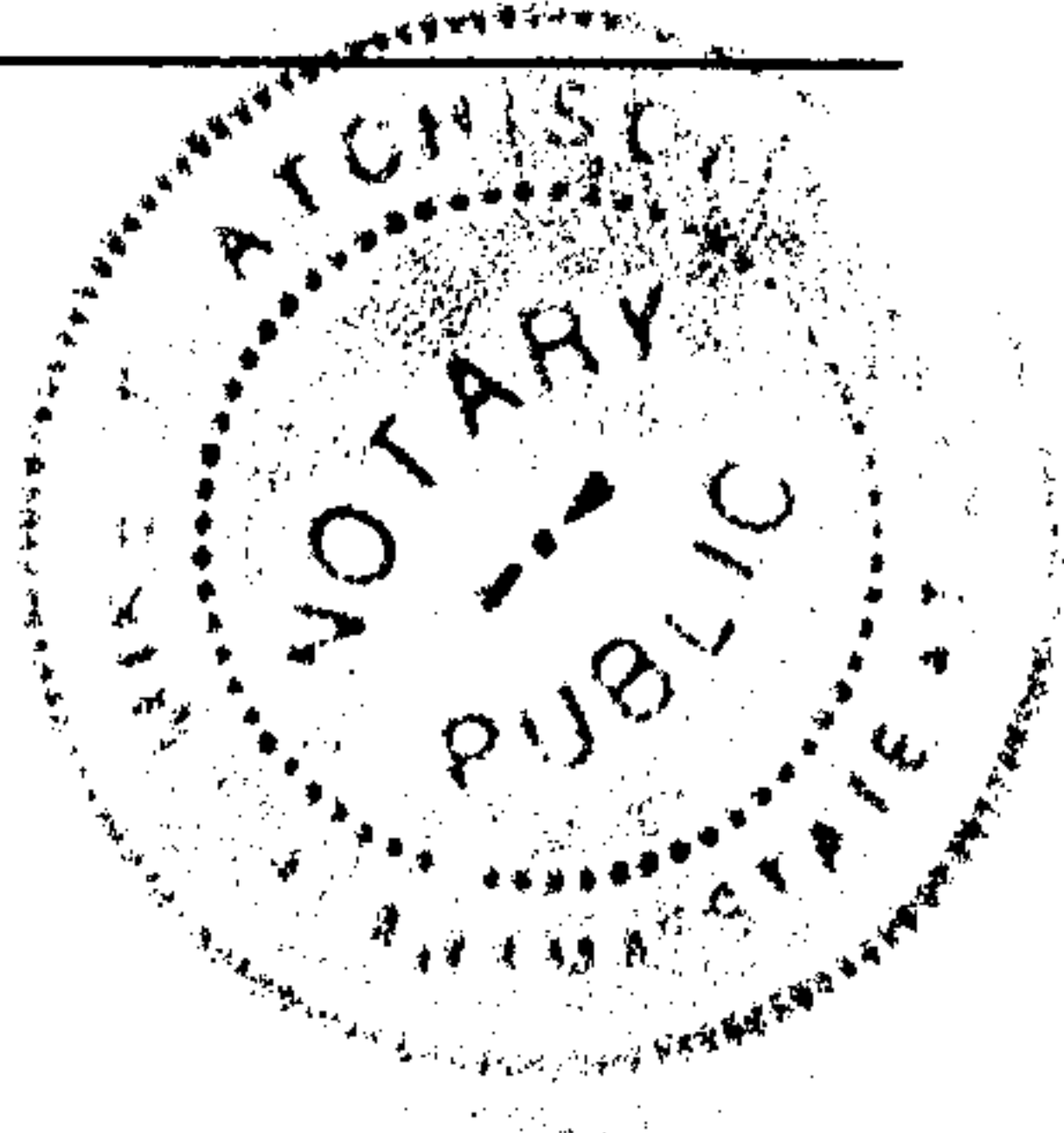


EXHIBIT A

A parcel of land in the West half of the Southwest quarter of Section 3, Township 24 North, Range 15 East, being more particularly described as follows:

Beginning at the Northeast corner of the Southeast quarter of the Southwest quarter of said Section 3; thence North 05 degrees 53 minutes 04 seconds East, along the East line of said sixteenth section, a distance of 256.86 feet to a 1/2" rebar set, with a cap stamped "Wheeler CA 0502"; thence South 87 degrees 57 minutes 34 seconds West, a distance of 180.15 feet to a 1/2" rebar set, with a cap stamped "Wheeler CA 0502", on the East right of way of State Highway No. 145; thence along a curve to the right, in said right of way, having a radius of 11559.16 feet and a chord bearing of South 23 degrees 07 minutes 17 seconds West, an arc length of 379.74 feet to a 1/2" rebar set, with a cap stamped "Wheeler CA 0505"; thence South 63 degrees 51 minutes 57 seconds East, a distance of 310.11 feet to a 1/2" rebar set, with a cap stamped "Wheeler CA 0502", on the East line of said sixteenth section; thence North 05 degrees 53 minutes 04 seconds West, a distance of 238.18 feet to the point of beginning.

