



20120113000017380 1/3 \$37.00  
Shelby Cnty Judge of Probate, AL  
01/13/2012 12:47:29 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:  
Richard W. Theibert, Attorney  
Najjar Denaburg, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

Shelby County, AL 01/13/2012  
State of Alabama  
Deed Tax: \$19.00

Send Tax Notice to:  
Randal J. Minton  
Robyn C. Minton

1046 Long Branch Parkway  
Calera, AL 35040

STATE OF ALABAMA )  
SHELBY COUNTY )

**STATUTORY WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Nineteen Thousand and No/100, (\$19,000.00) Dollars, in hand paid by the grantees herein, the receipt whereof is acknowledged, BancorpSouth Bank, a banking corporation, (herein referred to as "GRANTOR"), does grant, bargain, sell and convey unto Randal J. Minton and Robyn C. Minton, (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:**

1. Ad valorem taxes for the year, 2012, not yet due and payable.
2. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded map.
5. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
6. Declaration of Protective Covenants for Long Branch appearing of record in Instrument 20041222000697420, and First Supplement to the Declaration of Covenants as recorded in Instrument 20061218000613530, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
7. Right of way to BellSouth Telecommunication Inc. as recorded in Instrument 20050526000257590, in the Probate Office of Shelby County, Alabama.
8. Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company by instrument recorded in Instrument 20050801000387500, Instrument 20050801000387430, Instrument 20060201000052790, in the Probate Office of Shelby County, Alabama.
9. Covenants regarding onsite sewer disposal appearing of record in Instrument 2000119000028960, in the Probate Office of Shelby county, Alabama.


NONE of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

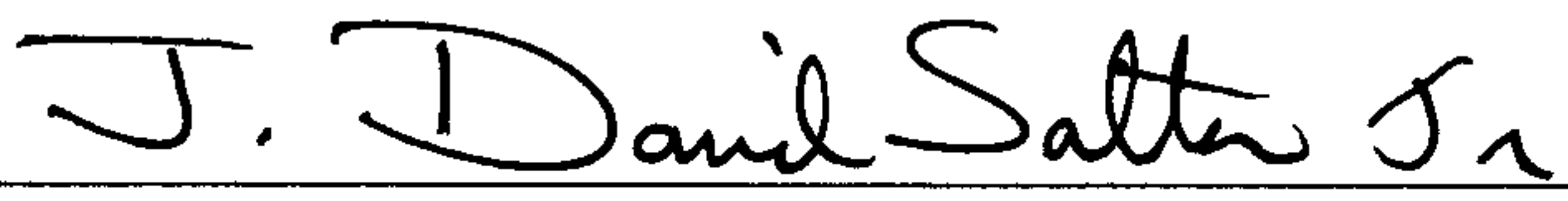
TO HAVE AND TO HOLD UNTO the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in 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.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, BancorpSouth Bank, a banking corporation, by David L. Williamson whose name as Senior Vice President and J. David Salter, Jr. whose name as Senior Vice President, have hereto set their signatures and seals, this 19th day of December, 2011.

BancorpSouth Bank

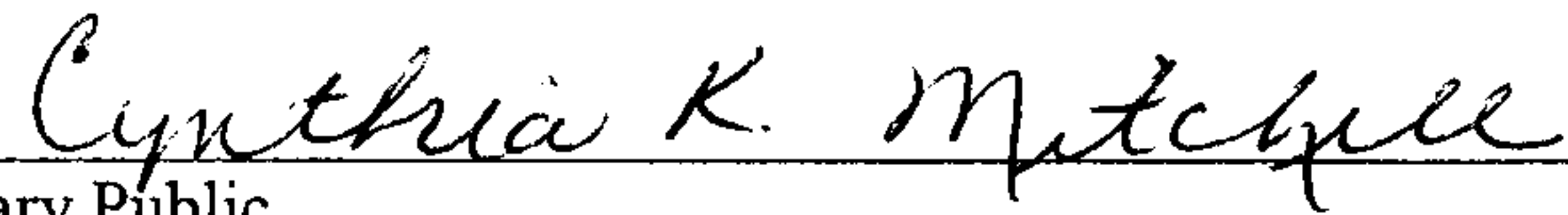
 (SEAL)  
BY: David L. Williamson  
ITS: Senior Vice President

 (SEAL)  
BY: J. David Salter, Jr.  
ITS: Senior Vice President

STATE OF ALABAMA            )  
                                      ) CORPORATE ACKNOWLEDGMENT  
JEFFERSON COUNTY         )

I, the undersigned, a Notary Public, in an for said County and State hereby certify that David L. Williamson whose name as Senior Vice President and J. David Salter, Jr. whose name as Senior Vice President of BancorpSouth Bank, a banking corporation, 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 such conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of the said corporation.

Given under my hand and official seal this 19th day of December, 2011.

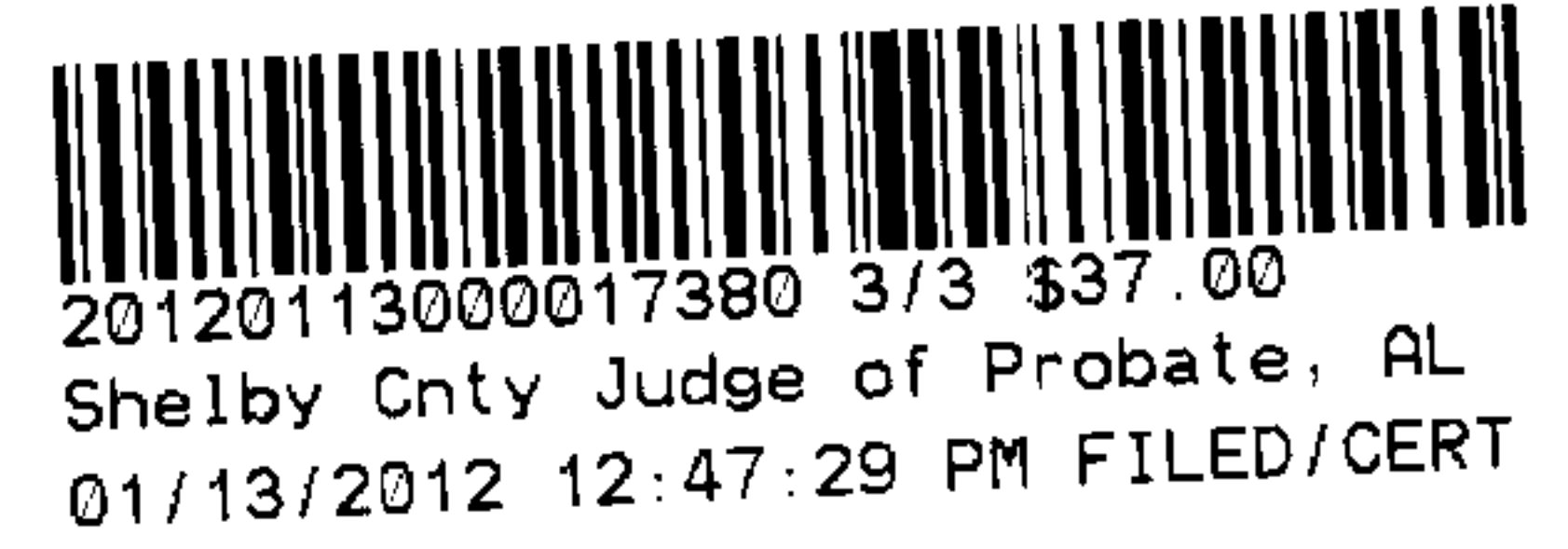
  
Notary Public  
My commission expires: March, 11, 2015

[notarial seal]

**CYNTHIA KAY MITCHELL**  
Notary Public  
Alabama State At Large  
My Commission Expires 3-11-2015

EXHIBIT "A"

Description of Property



Parcel II:

Lots 243 and 244, according to the Final Plat of Long Branch Estates Phase II, as recorded in Map Book 36, page 93A & 93B, in the Probate Office of Shelby County, Alabama.

Less and Except:

Commence at the SW Corner of Lot 132 of Long Branch Estates, Phase I, as recorded in Map Book 84, page 66, in the Office of the Judge of Probate of Shelby County, Alabama; thence N86°54'03"E. a distance of 126.30' to the POINT OF BEGINNING; thence N05°00'44"E a distance of 4.44'; thence N85°54'28"E, a distance of 153.89'; thence N86°32'14"E, a distance of 106.22'; thence N89°31'50"E, a distance of 68.67'; thence S07°50'57"W a distance of 4.67'; thence S86°54'03"W, a distance of 328.42' to the POINT OF BEGINNING.