

INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Randal J. Minton
Robyn C. Minton

1046 Long Branch Parkway
Calera AL 35040

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of Two Hundred Fourteen Thousand and No/100, (\$214,000.00), DOLLARS, in hand paid to the undersigned, Richard A. Richardson, and spouse, Rhonda M. Richardson, (hereinafter referred to as "GRANTORS"), by Randal J. Minton and spouse, Robyn C. Minton, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEES as joint tenants with right of survivorship the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

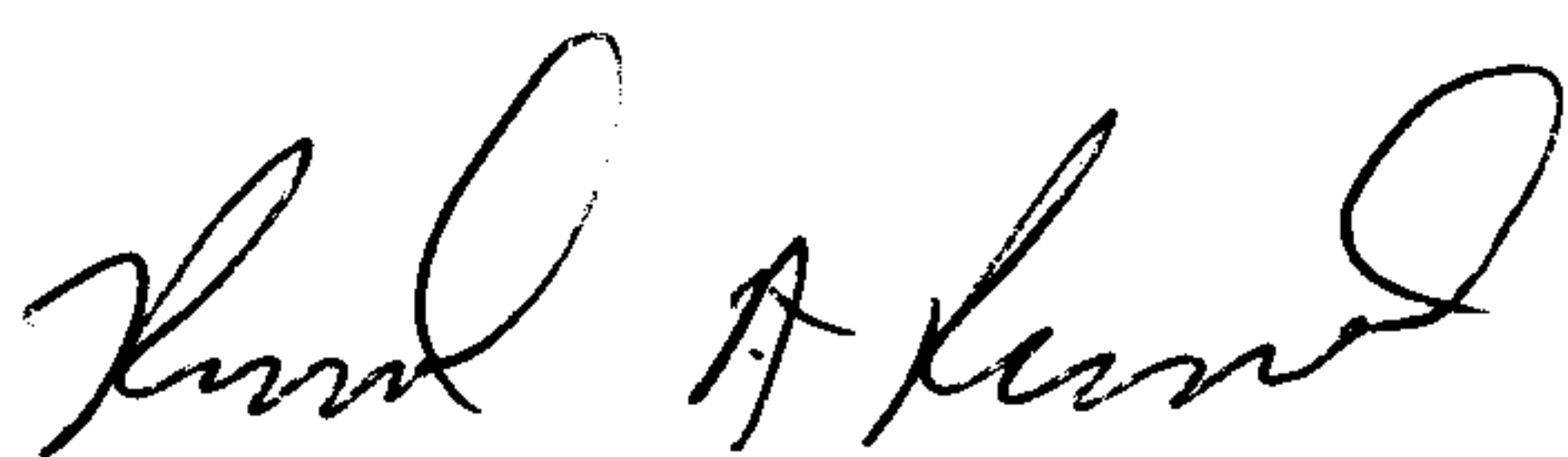
1. Ad valorem taxes for the year, 2012, not yet due and payable.
2. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Option to purchase and Restrictions or Covenants recorded in Instrument 20041222000697420, in the Probate Office of Shelby County, Alabama.
5. Right of first offer, ingress, egress, memorandum of supply agreement and Mineral and Mining Rights and rights incident thereto recorded in Instrument 2000-4450, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Instrument 1997-9552, in the Probate Office of Shelby County, Alabama.
7. Restrictions or covenants appearing of record in Instrument 20050119000028960 and Instrument 20050801000385430, 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.


ALL 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 19th day of December, 2011

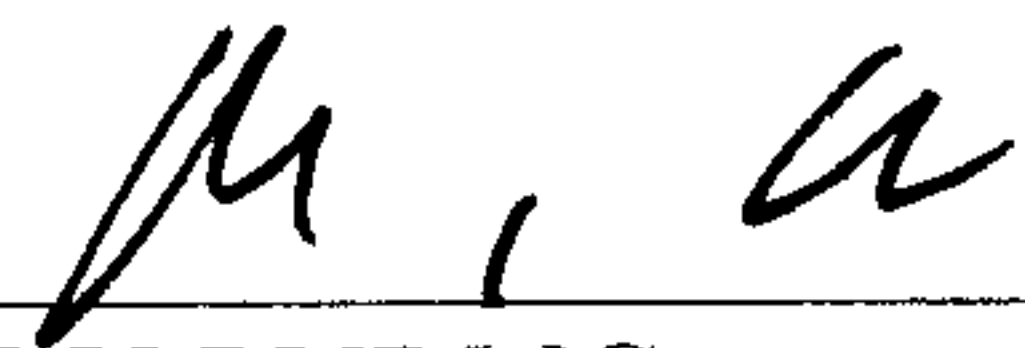

_____(SEAL)
Richard A. Richardson


_____(SEAL)
Rhonda M. Richardson

THE STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Richard A. Richardson and spouse, Rhonda M. Richardson, 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 19th day of December, 2011.



NOTARY PUBLIC
My commission expires: 5.21.12



20120113000017390 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/13/2012 12:47:30 PM FILED/CERT

EXHIBIT "A"

Description of Property



20120113000017390 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/13/2012 12:47:30 PM FILED/CERT

Parcel I:

Lot 132, according to the Survey of Long Branch Estates, Phase 1, as recorded in Map Book 34, page 66, in the Probate Office of Shelby County, Alabama.