

This instrument was prepared by

SEND TAX NOTICE TO:

A, Vincent Brown, Jr.
510 North 18th Street
Bessemer, AL 35020

Rebecca Lynn Knippers
Rebecca Thompson Middlebrooks
1203 Cahaba River Estates
Hoover, AL 35244

File #0112-03A

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty-Three Thousand and 00/100 (\$253000) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Joseph Lee Middlebrooks, a single man, and Terri D. Middlebrooks, a single woman**, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto **Rebecca Lynn Knippers and Rebecca Thompson Middlebrooks** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama to-wit:**

SEE ATTACHED EXHIBIT "A."

All funds derived from the purchased price of this property will be used to pay Iberiabank for a Partial Release on the property described above.

SUBJECT TO:

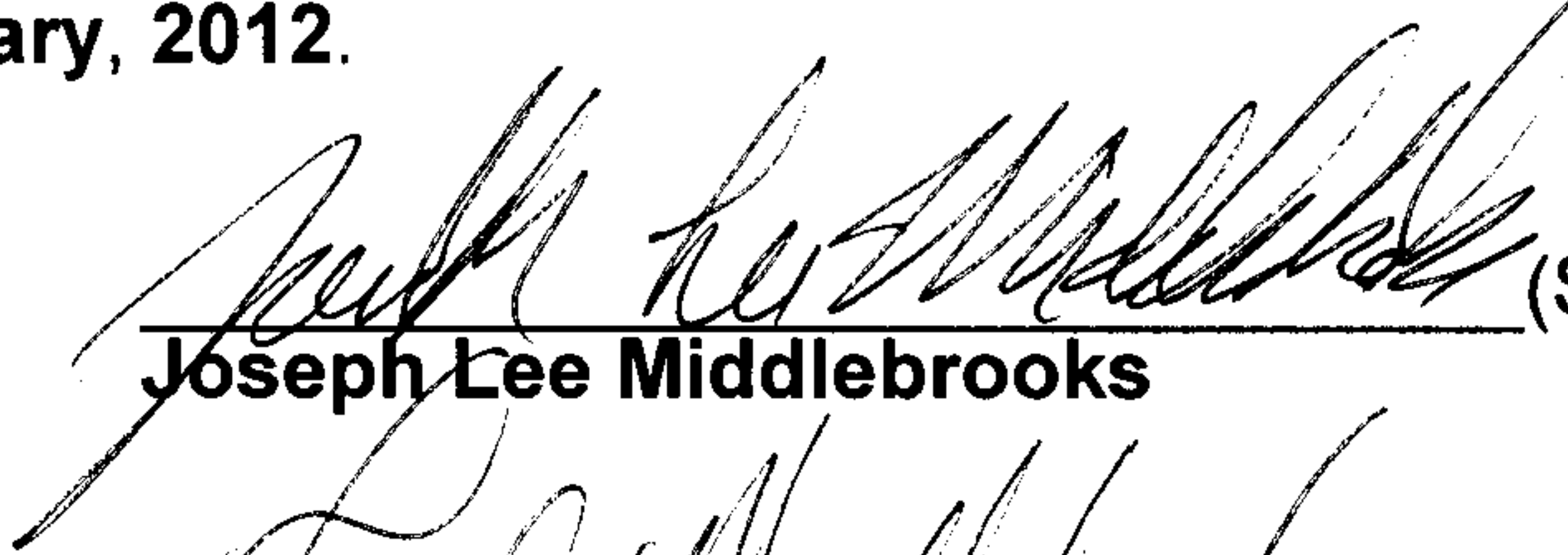
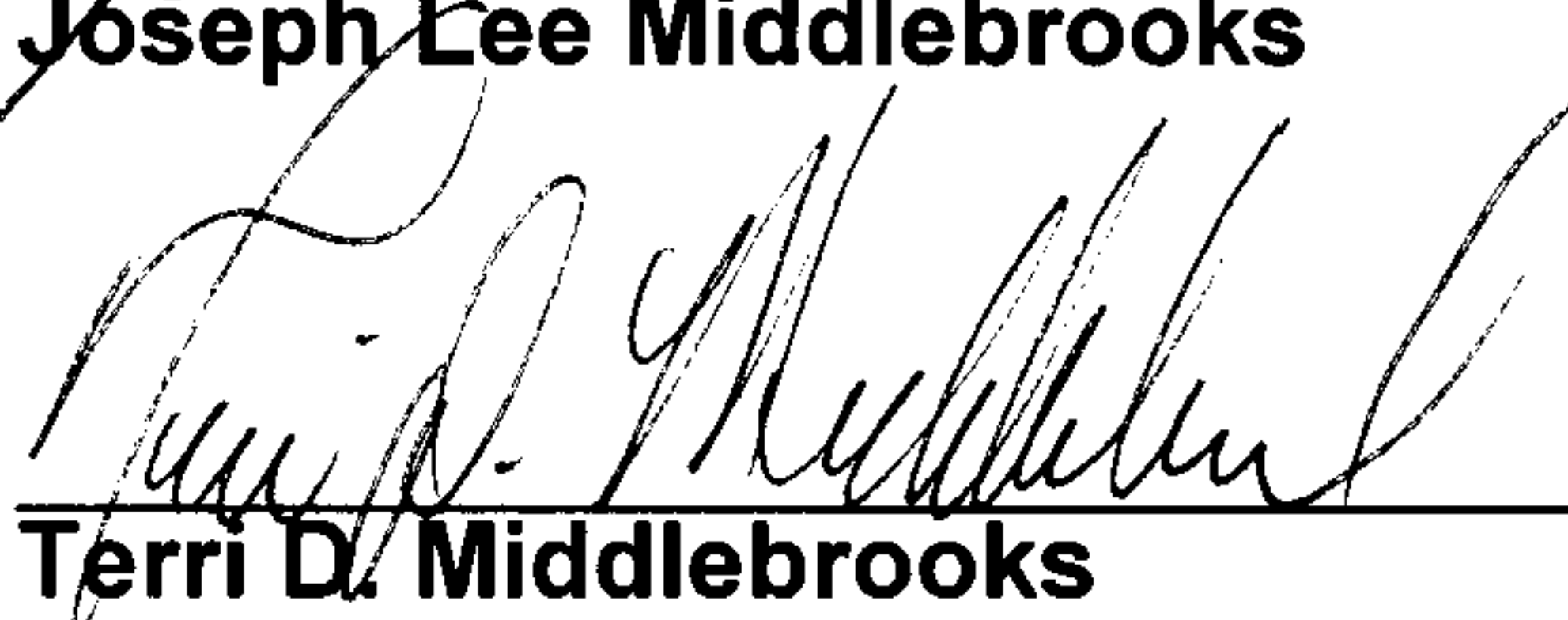
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Standard Exceptions:
 - a. Rights or claims of parties in possession not shown by the public records.
 - b. Easements, or claims of easements, not shown by the public records.
 - c. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
 - d. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - e. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
3. Taxes for the year 2012 and subsequent years.
4. Easement(s), building line(s) and restriction(s) as shown on recorded map.
5. 20' easement on west side as shown on survey dated March 10, 2010.
6. Right-of-way granted to Alabama Power Company recorded in Deed Volume 240, Page 394 and Shelby Real 157, Page 656.
7. Restrictions appearing of record in Inst. No. 2004-43016.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release damages, are not insured herein.

\$215050 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

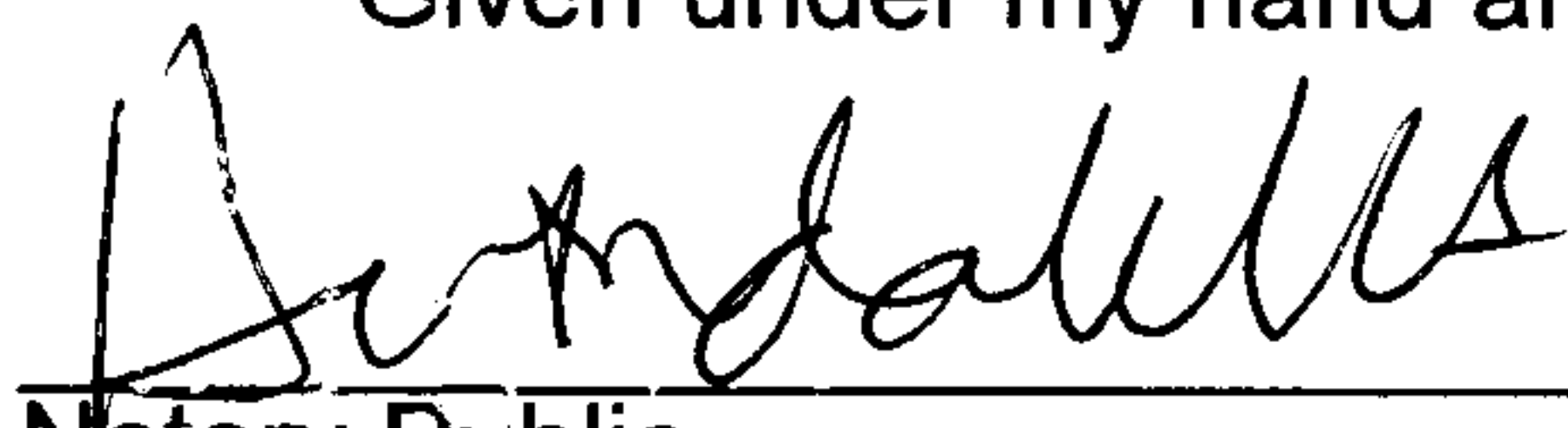
IN WITNESS WHEREOF, I/(we), **Joseph Lee Middlebrooks, a single man,** and **Terri D. Middlebrooks, a single woman,** have hereunto set my (our) hand(s) and seal(s) this 9th day of **January, 2012.**

 (SEAL)
Joseph Lee Middlebrooks
 (SEAL)
Terri D. Middlebrooks

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joseph Lee Middlebrooks, a single man, and Terri D. Middlebrooks, a single woman,** whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of **January, 2012.**


Notary Public
My commission expires: 1-26-12.



20120124000027670 3/3 \$56.00
Shelby Cnty Judge of Probate, AL
01/24/2012 09:06:48 AM FILED/CERT

File No. 171670

SCHEDULE A
(continued)

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LOT 18A (LOT 18A, BEING A PART OF "CAHABA RIVER ESTATES" RECORDED IN MAP BOOK 3, PAGE 11 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 18A, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 3 WEST, SAID CORNER MONUMENTED VIA A FOUND PK NAIL; THENCE RUN IN AN EASTERLY DIRECTION, ALONG AN EXISTING HOG WIRE FENCE, FOR A DISTANCE OF 249.98 FEET TO A FOUND 1" CRIMPED PIPE; THENCE TURN AN ANGLE TO THE LEFT OF 51°30'56" AND RUN IN A NORTHEASTERLY DIRECTION, ALONG AN EXISTING HOG WIRE FENCE, FOR A DISTANCE OF 247.93 FEET TO A FOUND 1" CRIMPED PIPE; THENCE TURN AN ANGLE TO THE LEFT OF 56°03'07" AND RUN IN A NORTHWESTERLY DIRECTION ALONG AN EXISTING HOG WIRE FENCE AND THE SEMBLANCES OF A PREVIOUSLY EXISTING FENCE, FOR A DISTANCE OF 431.2 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY EDGE OF PAVEMENT OF A PUBLIC ROAD, SAID ROAD BEING A PRESCRIPTIVE RIGHT OF WAY FOR AFORESAID "CAHABA RIVER ESTATES"; THENCE TURN AN ANGLE TO THE LEFT OF 86°13'55" AND RUN ALONG SAID EDGE OF PAVEMENT FOR A DISTANCE OF 214.08 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 06°18'26" AND RUN ALONG SAID EDGE OF PAVEMENT FOR A DISTANCE OF 77.62 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 18A, "CAHABA RIVER ESTATES"; THENCE TURN AN ANGLE TO THE LEFT OF 70°37'01" AND RUN IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 18A FOR A DISTANCE OF 527.5 FEET TO THE POINT OF BEGINNING.