

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

Send Tax Notice To: Stephen Bradley Gillum
2623 Blue Springs Road
wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,


20120130000032700 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
01/30/2012 08:26:28 AM FILED/CERT

That in consideration of Two Hundred Forty Thousand dollars and Zero cents (\$240,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Geoff A. Walters and Gina B. Walters (herein referred to as grantors) do grant, bargain, sell and convey unto Stephen Bradley Gillum and Angela M. Gillum (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 and subsequent years, easements, restrictions, rights of way, and permits of record.

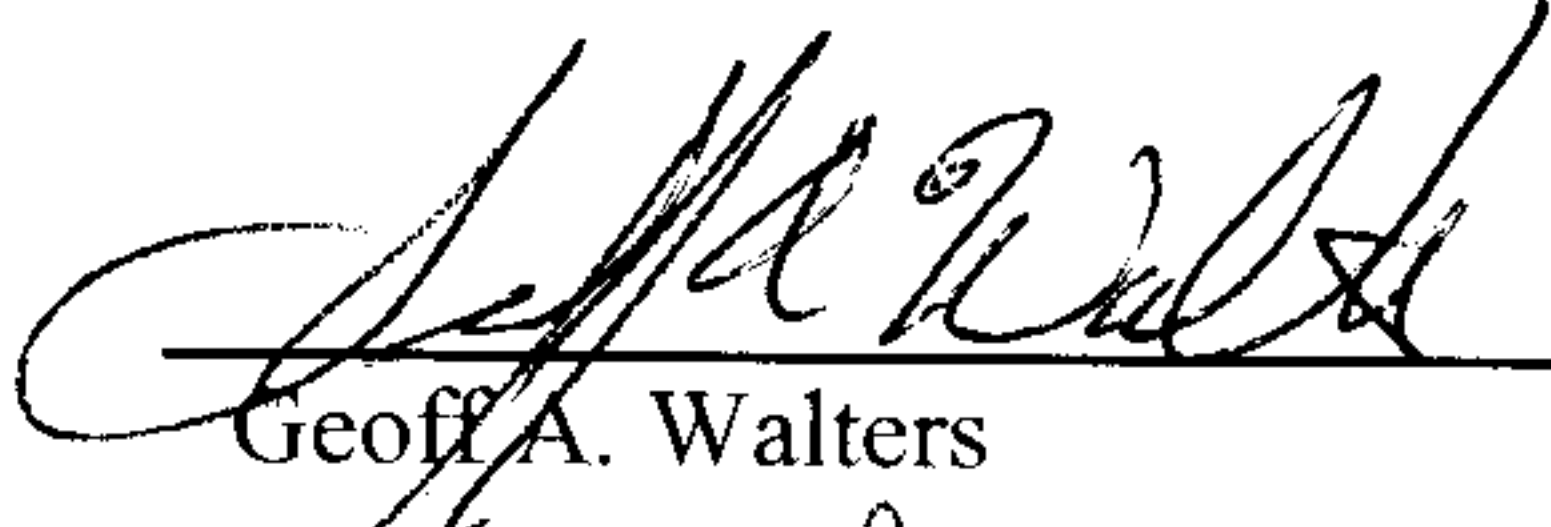
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$233,916.00of 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 26th day of January, 2012.

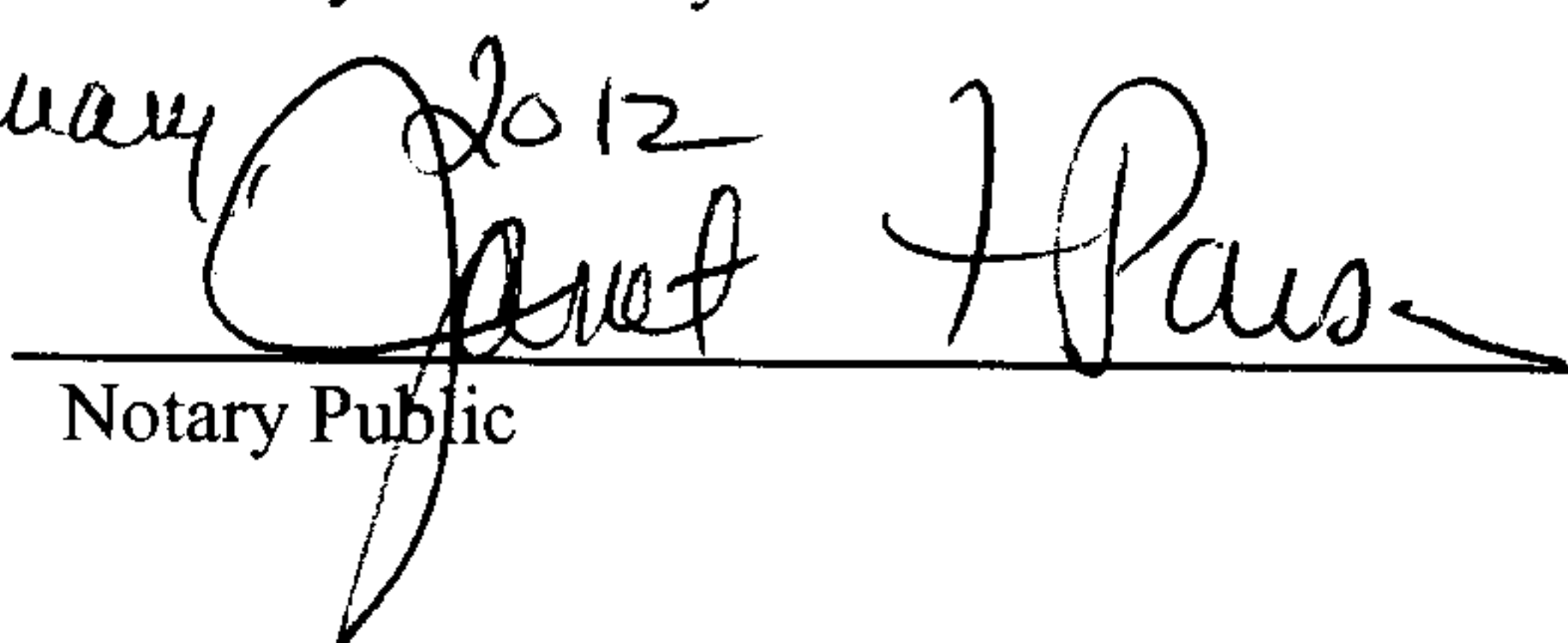
_____	(Seal)		_____	(Seal)
		Geoff A. Walters		
_____	(Seal)		_____	(Seal)
		Gina B. Walters		
_____	(Seal)	_____	_____	(Seal)
			_____	(Seal)

STATE OF

COUNTY

} General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Geoff A. Walters and Gina B. Walters 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. 26th January 2012


Notary Public

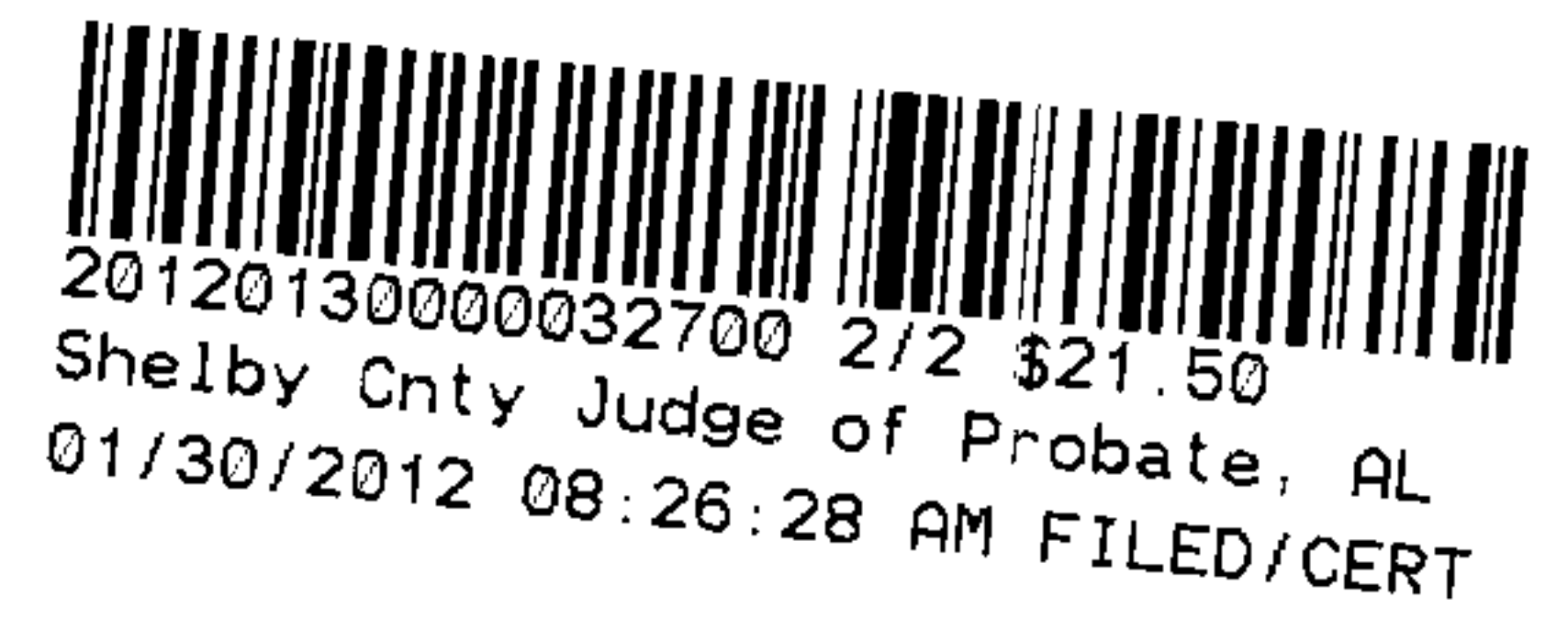


EXHIBIT A

Tract III, according to the Survey of The Perry Estates as recorded in Map Book 19, Page 114, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Property conveyed to Sandra K. Walters in deed recorded in Inst. NO. 1999-52694, Probate Office of Shelby County, Alabama, more particularly described as follows:

The North ten (10) acres of Tract III, according to the Survey of the Perry estates, as recorded in Map Book 19, Page 114, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Said tract running a width of 571.27 feet East to West and 770 feet North to South. Also included in this conveyance is an easement 20 feet wide along the West boundary of Tract III to allow access to the North ten (10) acres.