

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Jesus David Dorantes and Neisha Dorantes
811 1st Avenue SW
Alabaster, Alabama 35007

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **EIGHTY FOUR THOUSAND ONE HUNDRED AND NO/100 (\$84,100.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **WILLIAM E. CHAPLE, JR. and ELIZABETH R. CHAPLE**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JESUS DAVID DORANTES and NEISHA DORANTES**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Begin at the Southeast corner of the Lot 8, in Block 1 of Nickerson Survey on Helena Road, as recorded in Map Book 3, Page 116, in the Probate Office of Shelby County, Alabama, and run in a Northerly direction along the East line of said Lot 8, in Block 1 for a distance of 463 feet to the point of beginning of the North portion of Lot 8, herein described; from said point of beginning continue in a Northerly direction along the East line of Lot 8 for a distance of 184 feet; thence run in a Westerly direction along the North line of Lot 8 for a distance of 100 feet; thence run in a Southerly direction along West line of Lot 8 for a distance of 182 feet; thence run in an Easterly direction parallel with the North line of Lot 8 for a distance of 100 feet to said point of beginning of North portion of Lot 8, in Block 1 as described; lying and being in Block 1 of the NE ¼ of NW ¼ of Section 2, Township 21, Range 3 West, according to the Map of Nickerson Survey on Helena Road, as recorded in Map Book 3, Page 116, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.

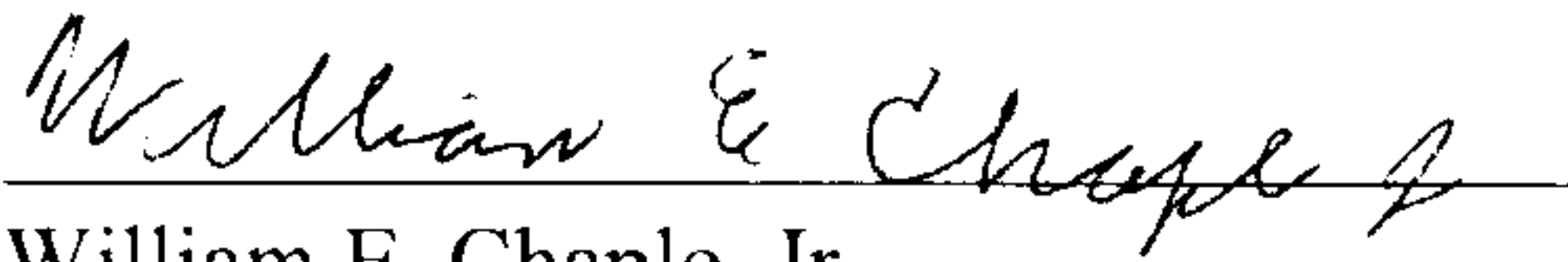
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. Right of way granted to Alabama Power Company by instrument recorded in Volume 124, Page 530, in the Probate Office of Shelby County, Alabama.
7. Right of way to Southern Natural Gas Corporation, recorded in Volume 90, Page 467, in the Probate Office of Shelby County, Alabama.

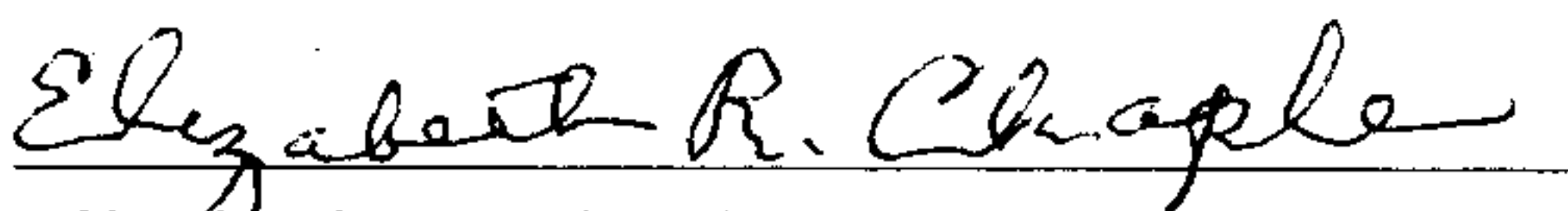
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of January 27, 2012.

GRANTORS:

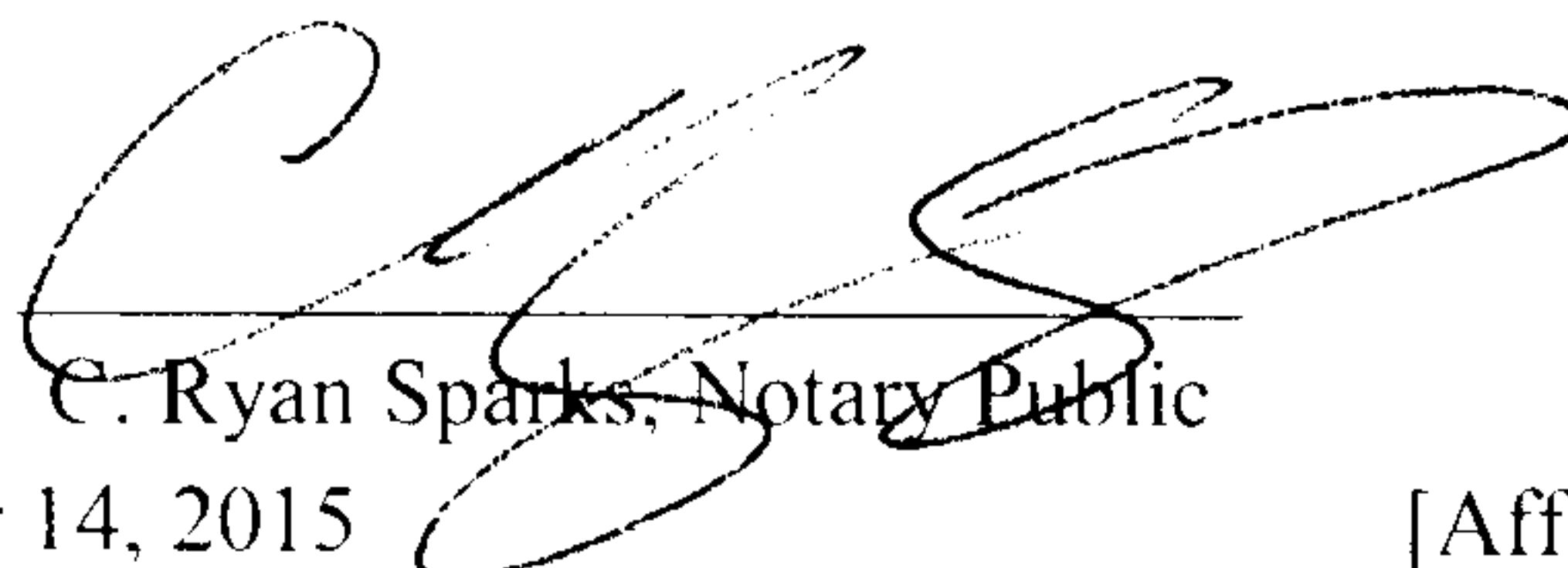

William E. Chaple, Jr.


Elizabeth R. Chaple

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Seller and Elizabeth R. Chaple, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of January 27, 2012.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]

