

WARRANTY DEED

STATE OF ALABAMA)	SEND TAX NOTICE TO:	THIS INSTRUMENT PREPARED BY: W.
)	Jason B. Davis and Shelley L. Davis	Eric Pitts, W. Eric Pitts, L.L.C. P.O. 280,
COUNTY OF SHELBY)	151 Broadmoor Lane	Alabaster, AL 35007. No title opinion
		Alabaster, AL 35007	requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Michael L. Roberts, a single man and Starlette B. Roberts, a single woman, (hereinafter "GRANTORS"), for and in consideration of the sum of **\$217,000.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Jason B. Davis and Shelley L. Davis (hereinafter "GRANTEES"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

Lot 430, according to the Survey of Weatherly, Broadmoor Abbey, Sector 25, as recorded in Map Book 21, Page 1, in the Probate Office of Shelby County, Alabama.

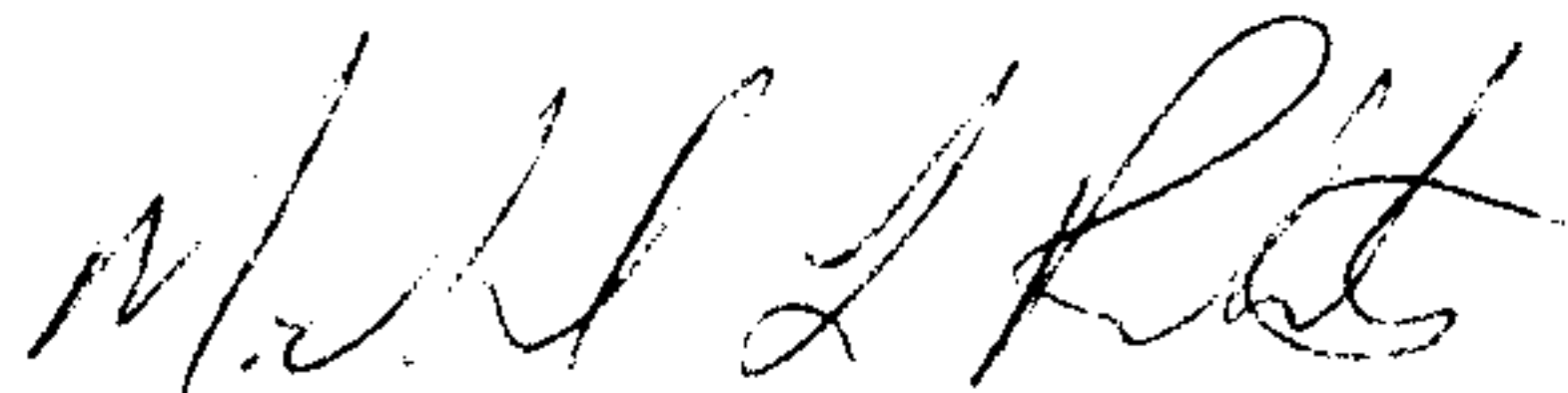
\$211,499.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

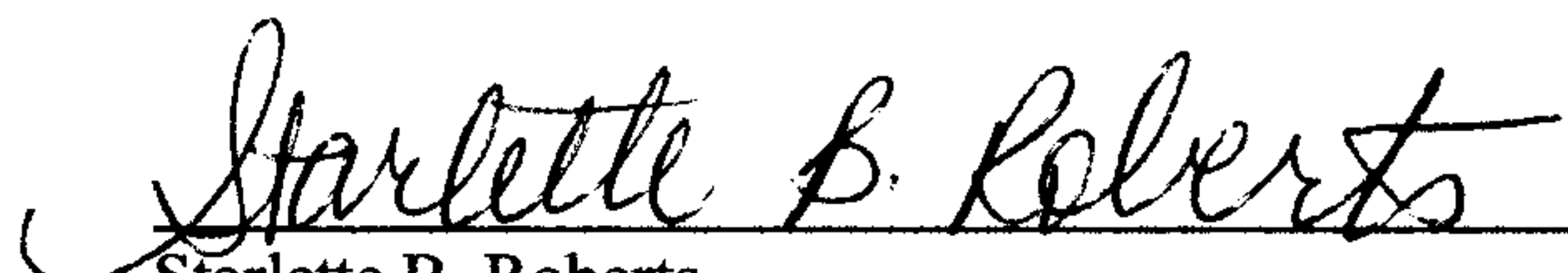
TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, that GRANTORS are at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hands and seals on February 24, 2012.



Michael L. Roberts



Starlette B. Roberts

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Michael L. Roberts and Starlette B. Roberts whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on February 24, 2012.



NOTARY PUBLIC



Shelby County, AL 03/02/2012
State of Alabama
Deed Tax: \$6.00



20120302000074680 1/1 \$18.00
Shelby Cnty Judge of Probate, AL
03/02/2012 10:59:12 AM FILED/CERT