

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Justin Carter
113 Glen Abbey Way
Alabaster, AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$158,600.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Michael W. Piper and Sandra C. Bates now known as Sandra C. Piper, Husband and Wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Justin Carter and Hannah Carter (herein referred to as grantee, whether one or more), 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 ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$154,579.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 8th day of March, 2012.

Sandra C. Piper is one and the same person as Sandra C. Bates, Grantee in that Deed recorded in Instrument # 1998-26752

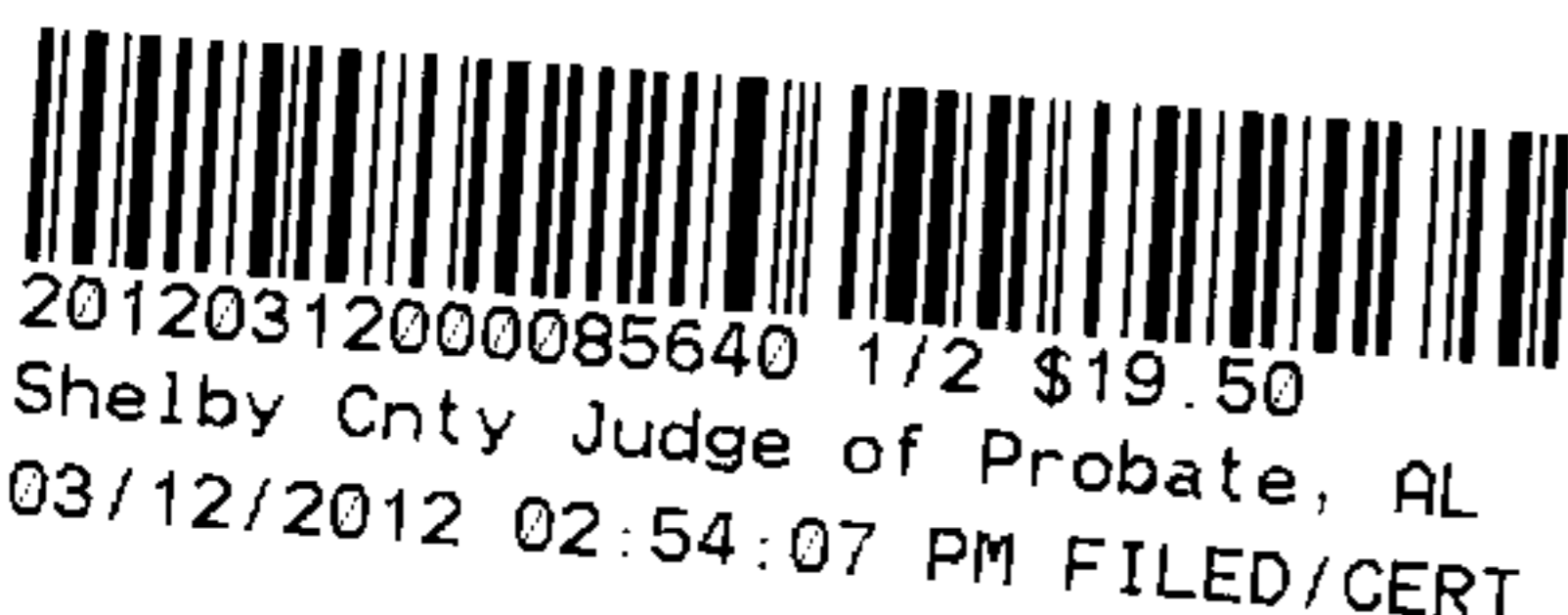
Michael W. Piper
Michael W. Piper
Sandra C. Piper
Sandra C. Piper

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Michael W. Piper and Sandra C. Piper, formerly Sandra C. Bates. whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 8th day of March, 2012.

[Signature]
Notary Public
Commission Expires: 10/31/2012



Shelby County, AL 03/12/2012
State of Alabama
Deed Tax: \$4.50

EXHIBIT "A"
Legal Description

Lot 16, according to the Survey of Weatherly Glen Abby, Sector 12, as recorded in Map Book 18, Page 128, in the Probate Office of Shelby County, Alabama.

