

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

Send Tax Notice To:
David Howell Freeman & Rachel Linette
Gallups
217 Yellowhammer Drive
Alabaster, AL 35007

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$125,001.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Regina Lynn Morrison, a married woman and Micky Gale Springer, a married man and Bobby Randall Springer, a married man and Walter Keith Springer, a married man and Debra Hussey Hall, a single woman and Ricky Dale Springer, a single man and Christy Merrell, one in the same as Christy Carol Holcomb in that Quit Claim Deed filed in Instrument No 20110523000152560 in the Probate Office of Shelby County, Alabama, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto David Howell Freeman and Rachel Linette Gallups (herein referred to 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; \$118,750.00 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 23rd day of March, 2012.

*This property does not constitute
the homestead status of the Grantors
or any of their spouses.

Regina Lynn Morrison
Regina Lynn Morrison

Micky Gale Springer
Micky Gale Springer

Bobby Randall Springer
Bobby Randall Springer

Walter Keith Springer
Walter Keith Springer

Debra Hussey Hall
Debra Hussey Hall

Ricky Dale Springer
Ricky Dale Springer

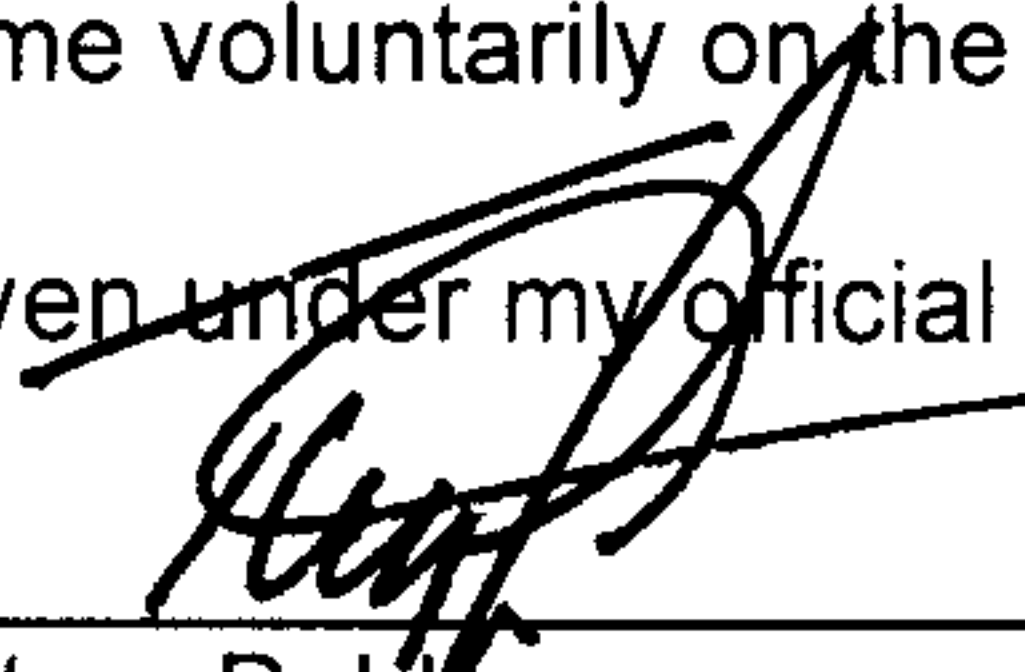
Christy Merrell
Christy Merrell

State of Alabama
Jefferson County

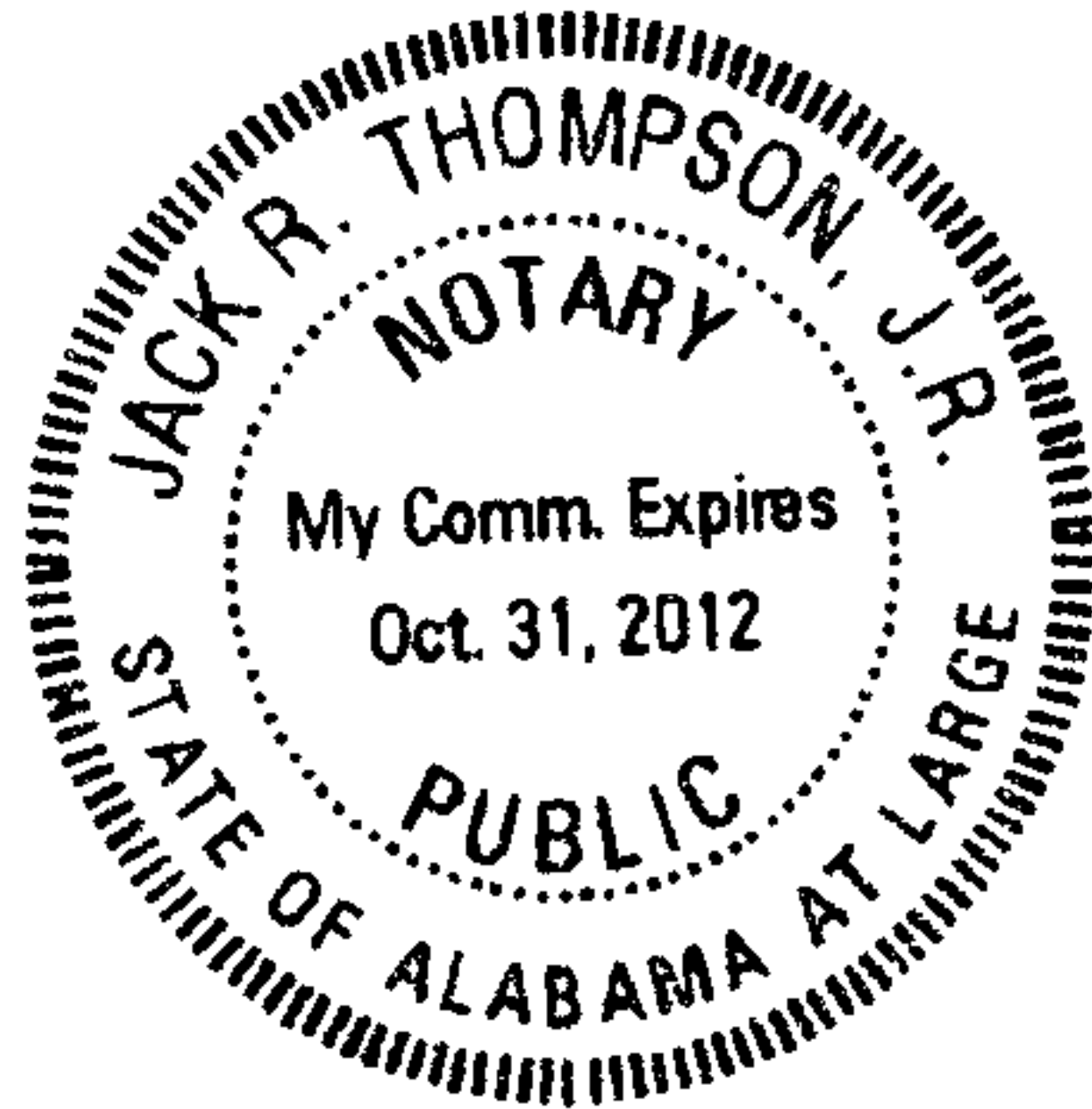
S12-0312

I, The Undersigned, a notary for said County and in said State, hereby certify that Regina Lynn Morrison, Micky Gale Springer, Bobby Randall Springer, Walter Keith Springer, Debra Hussey Hall, Ricky Dale Springer, and Christy Carol Holcomb, 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 23rd day of March, 2012.


Notary Public

Commission Expires: 10/31/2012



20120329000107360 3/3 \$29.50
Shelby Cnty Judge of Probate, AL
03/29/2012 10:38:08 AM FILED/CERT

EXHIBIT "A"
Legal Description

Lot 24, Block 5, according to the Survey of Meadowview, Third Sector, as recorded in Map Book 25, Page 123,
in the Probate Office of Shelby County, Alabama.