

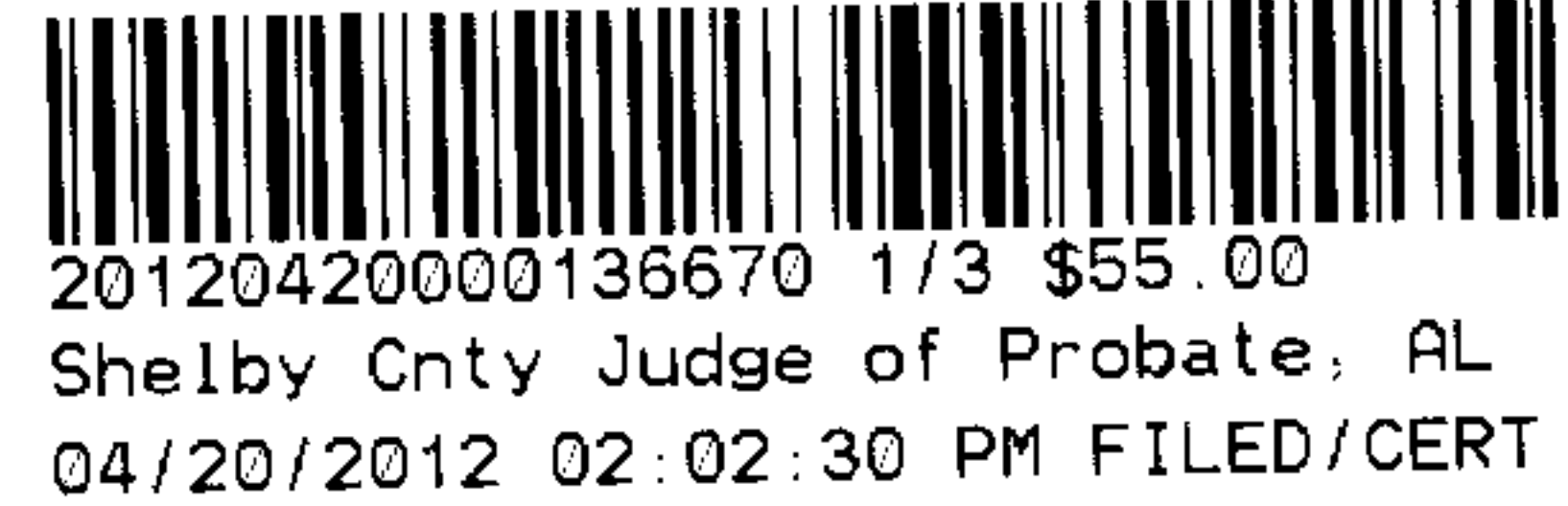
Send tax notice to:  
Owen Scott Smitherman  
Dedra Smitherman  
3004 Longleaf Lane  
Helena, AL 35080  
File No. 12-005

This instrument prepared by:  
James R. Moncus, Jr., LLC  
Attorney at Law  
1313 Alford Avenue  
Birmingham, Alabama 35226

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Seven Thousand and no/100 Dollars (\$37,000.00), in hand paid to the undersigned, Cyrus B. Fulton, III and wife, Linda S. Fulton, (hereinafter referred to as the "Grantor") by Owen Scott Smitherman and wife, Dedra Smitherman, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2012.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantors herein described.
5. Easement recorded in Deed Book 286, Page 823; Deed Book 303, Page 800 and Instrument 1997-22085 in the Probate Office of Shelby County, Alabama.
6. Restrictions appearing of record in Deed Book 252, Page 11 and Misc. Volume 9, Page 703, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama power Company recorded in Deed Book 252, Page 683, in the Probate Office of Shelby County, Alabama.
8. Agreement, Restrictions and Covenants recorded in Deed Book 303, Page 850 in the Probate Office of Shelby County, Alabama.
9. Easement to Columbiana Water Authority, as recorded in Deed Book 298, Page 706, in the Probate Office of Shelby County, Alabama.

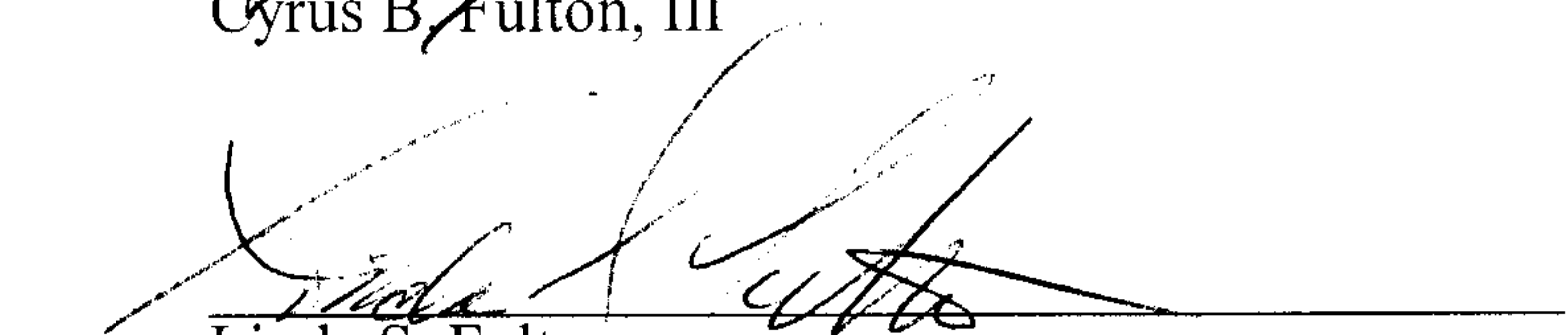
TO HAVE AND TO HOLD unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will,

and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 5th day of March, 2012.

  
Cyrus B. Fulton, III

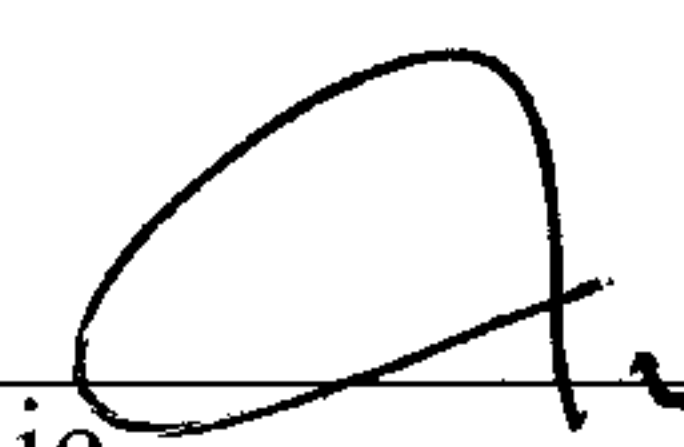
  
Linda S. Fulton

STATE OF ALABAMA      )

JEFFERSON COUNTY      )


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Cyrus B. Fulton, III and wife, Linda S. Fulton, 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 instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5<sup>th</sup> day of March, 2012.

  
Notary Public

My Commission expires: February 22, 2016

[NOTARIAL SEAL]

  
20120420000136670 2/3 \$55.00  
Shelby Cnty Judge of Probate, AL  
04/20/2012 02:02:30 PM FILED/CERT

**EXHIBIT "A"**

**Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama; thence N 01°24'10 E, a distance of 495.44 feet to the Point of Beginning; thence continue along the last described course, a distance of 483.96 feet; thence S 87°52'16" E, a distance of 449.27 feet; thence S 01°24'10" W, a distance of 483.96 feet; thence N 87°52'16" W, a distance of 449.27 feet to the point of beginning.**



20120420000136670 3/3 \$55.00  
Shelby Cnty Judge of Probate, AL  
04/20/2012 02:02:30 PM FILED/CERT

Shelby County, AL 04/20/2012  
State of Alabama  
Deed Tax: \$37.00