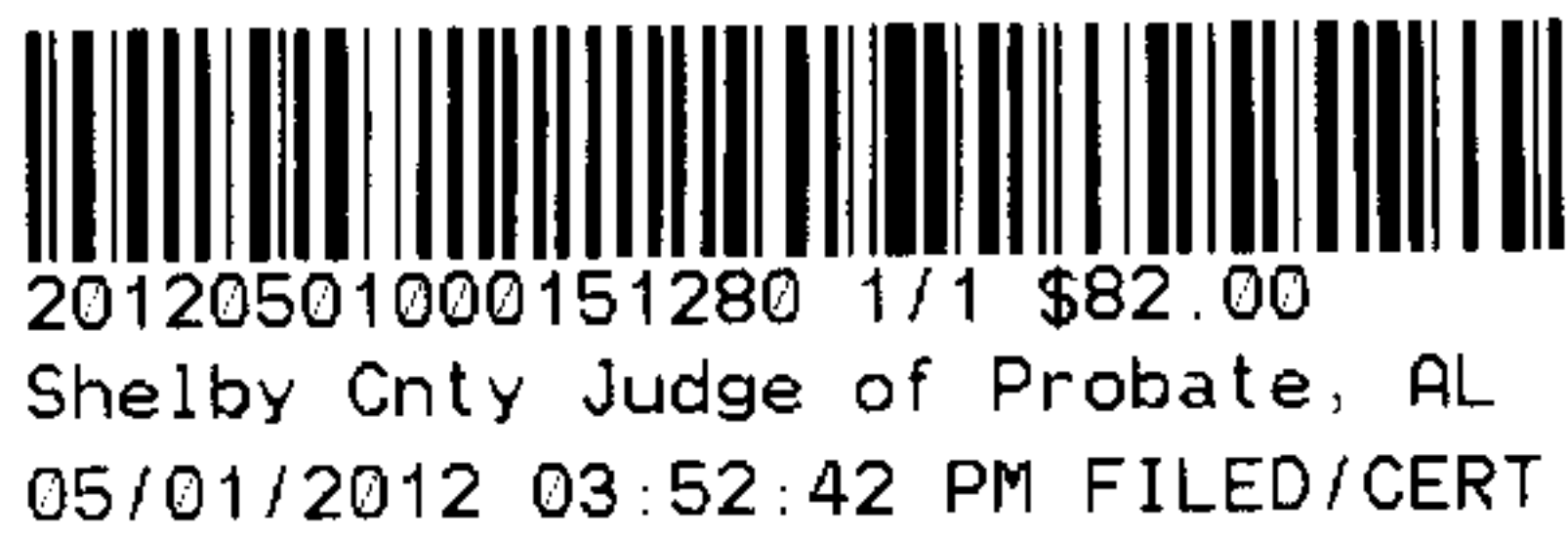


This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Clinton Grubbs
8207 Hwy 26
Columbiana AL 35051

WARRANTY DEED



STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Seventy Thousand dollars and Zero cents (\$70,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Patricia A., Neal, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Clinton Grubbs (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of Section 20, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence South 02 degrees 06 minutes 28 seconds West, a distance of 1066.88 feet to a point on the northerly R.O.W. line of Shelby County Highway 26; thence South 66 degrees 04 minutes 05 seconds West and along said R.O.W. line, a distance of 420.98 feet; thence North 02 degrees 06 minutes 28 seconds East and leaving said R.O.W. line, a distance of 1237.77 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 378.50 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated April 4, 2012

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

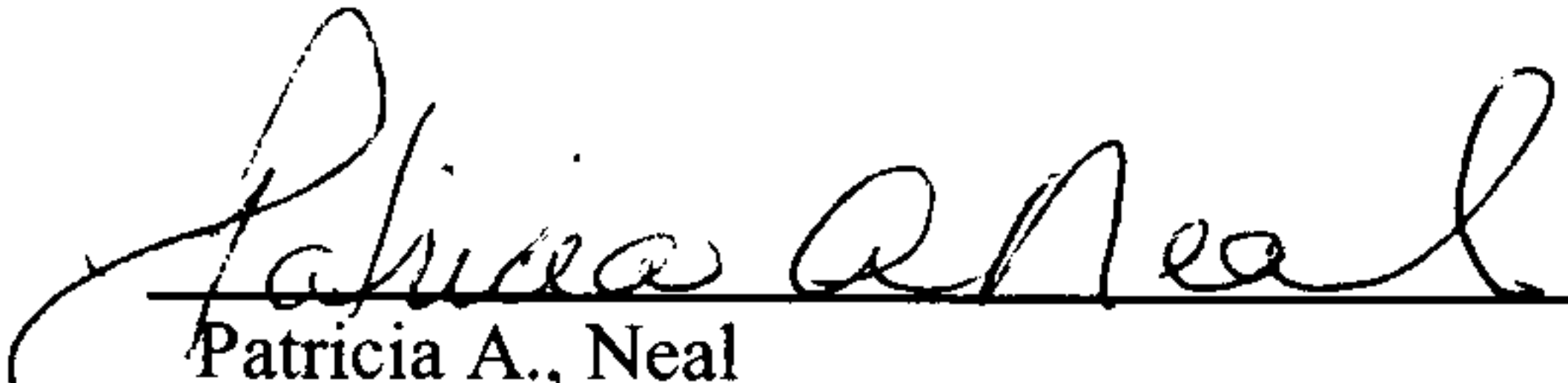
\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, his, her or 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 25th day of April, 2012.

_____ (SEAL)		_____ (SEAL)
_____ (SEAL)	Patricia A., Neal	_____ (SEAL)
_____ (SEAL)		_____ (SEAL)
	Shelby County, AL 05/01/2012	_____ (SEAL)
	State of Alabama	
	Deed Tax: \$70.00	

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Patricia A., Neal whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, 2012.

My Commission Expires: 10-16-12



Notary Public

