

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

Send Tax Notice To: John B. Cross

116 Hidden Creek Pkwy
Pelham, AL
35124

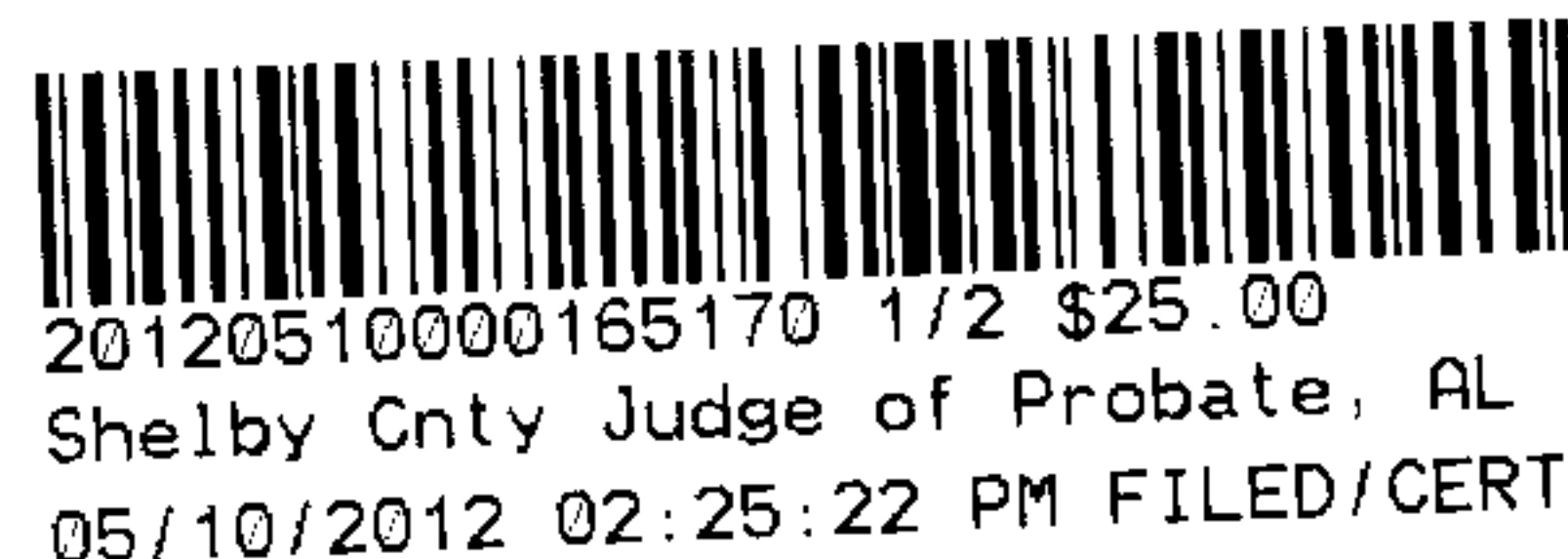
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Ten Thousand dollars and Zero cents (\$10,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged. we, AR Seven, LLC, By: Alexander Szkaradek, as Managing Member (herein referred to as grantors) do grant, bargain, sell and convey unto John B. Cross and Tanya H. Cross (herein referred to as GRANTEES) 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 taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$10,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7th day of May, 2012

(Seal)

(Seal)

(Seal)

(Seal)

AR Seven, LLC
By: Alexander Szkaradek
As: Managing Member

(Seal)

(Seal)

(Seal)

STATE OF SOUTH CAROLINA

}

General Acknowledgment

COUNTY RICHLAND

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AR Seven, LLC By: Alexander Szkaradek, As Managing Member 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of May, 2012.

My Commission Expires:

Notary Public

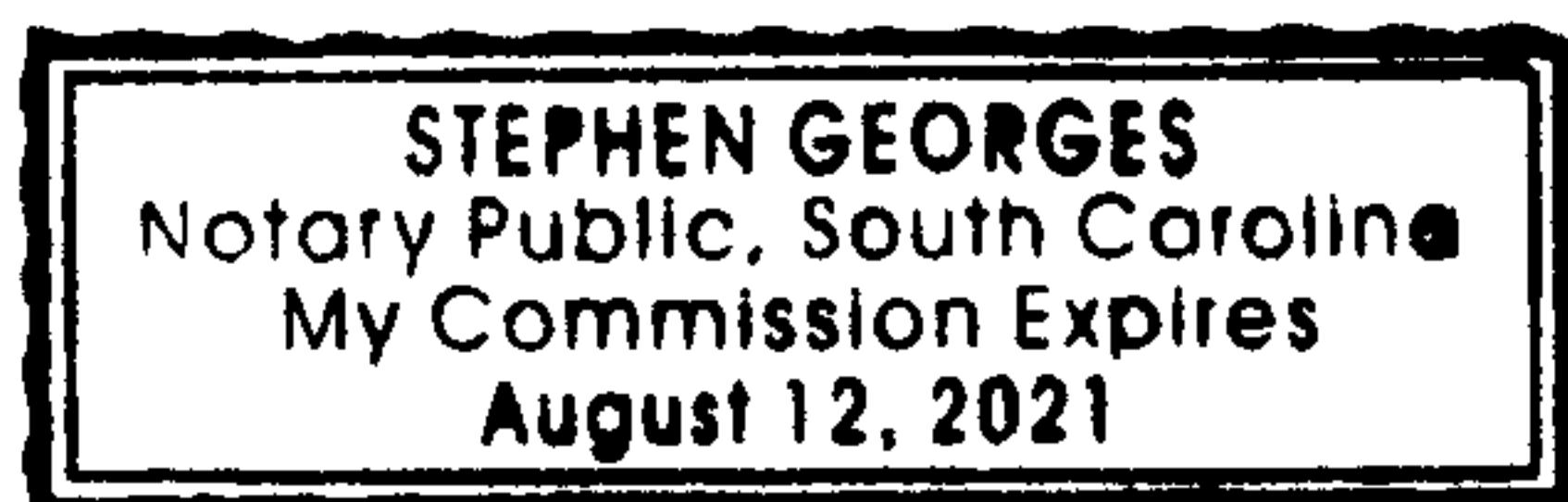


EXHIBIT A

A parcel of land located in the NW ¼ of NE ¼ of Section 13, Township 24 North, Range 15 East, more particularly described as follows: Commence at the Southeast corner of said ¼-1/4 section; thence in a westerly direction along the South line of said ¼-1/4 section a distance of 40.0 feet to the point of beginning; thence 90 degrees 47 minutes right in a northerly direction a distance of 100.55 feet; thence 90 degrees left in a westerly direction a distance of 290.46 feet; thence 89 degrees 53 minutes left in a southerly direction a distance of 104.52 feet to a point in the southerly line of said ¼-1/4 section; thence 90 degrees 54 minutes left in an easterly direction a distance of 290.67 feet to the point of beginning; being situated in Shelby County, Alabama.



20120510000165170 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
05/10/2012 02:25:22 PM FILED/CERT

Shelby County, AL 05/10/2012
State of Alabama
Deed Tax:\$10.00