

SEND TAX BILL TO:
Brandy Bruder
2321 Isaac Street
Pelham, Alabama 35124
DAB FILE NUMBER 12-508

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Eighty thousand nine hundred and No/100 DOLLARS (\$80,900.00), and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged I, Mark Richey, an unmarried man, , (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Brandy L. Bruder, (herein referred to as GRANTEE), his heirs, successors and assigns in fee simple, the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:

See Attached Exhibit A.

\$80,900.00 of the purchase price paid herein was paid from mortgage proceeds, mortgage being filed simultaneously herewith.

Subject to:

1. General and special assessments for the year 2012 and subsequent years, not yet due and payable.
2. Existing easements, rights-of-way, restrictions and limitations of record.
3. Mineral and mining rights.

The Grantor, if married, herein warrants that the land conveyed is not his homestead nor is it the homestead of his wife.

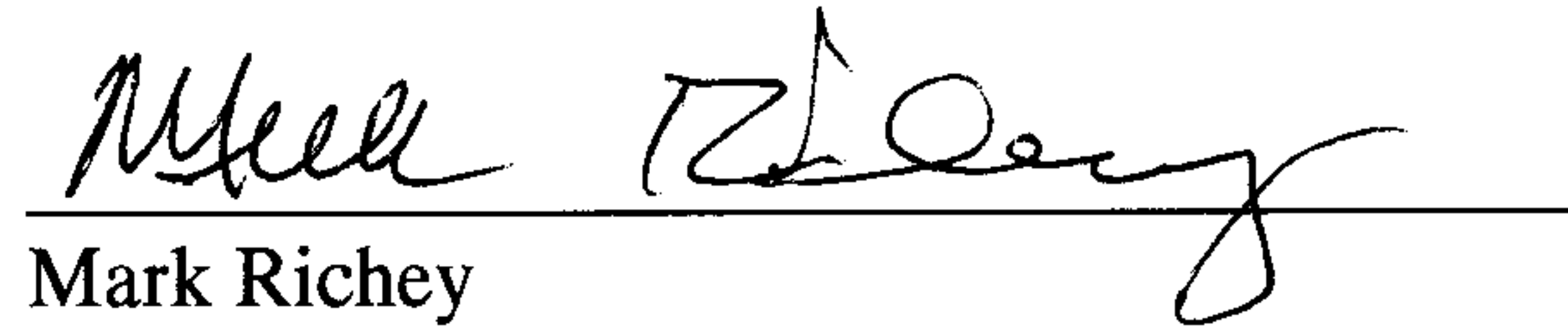
TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, her heirs, successors and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, her heirs, successors and assigns, that he is lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, he has a good right to sell and convey the same to the said GRANTEE, her heirs, successors and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, her heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set our hand and seal this the 25 day of May 2012.

WITNESS:




Mark Richey

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

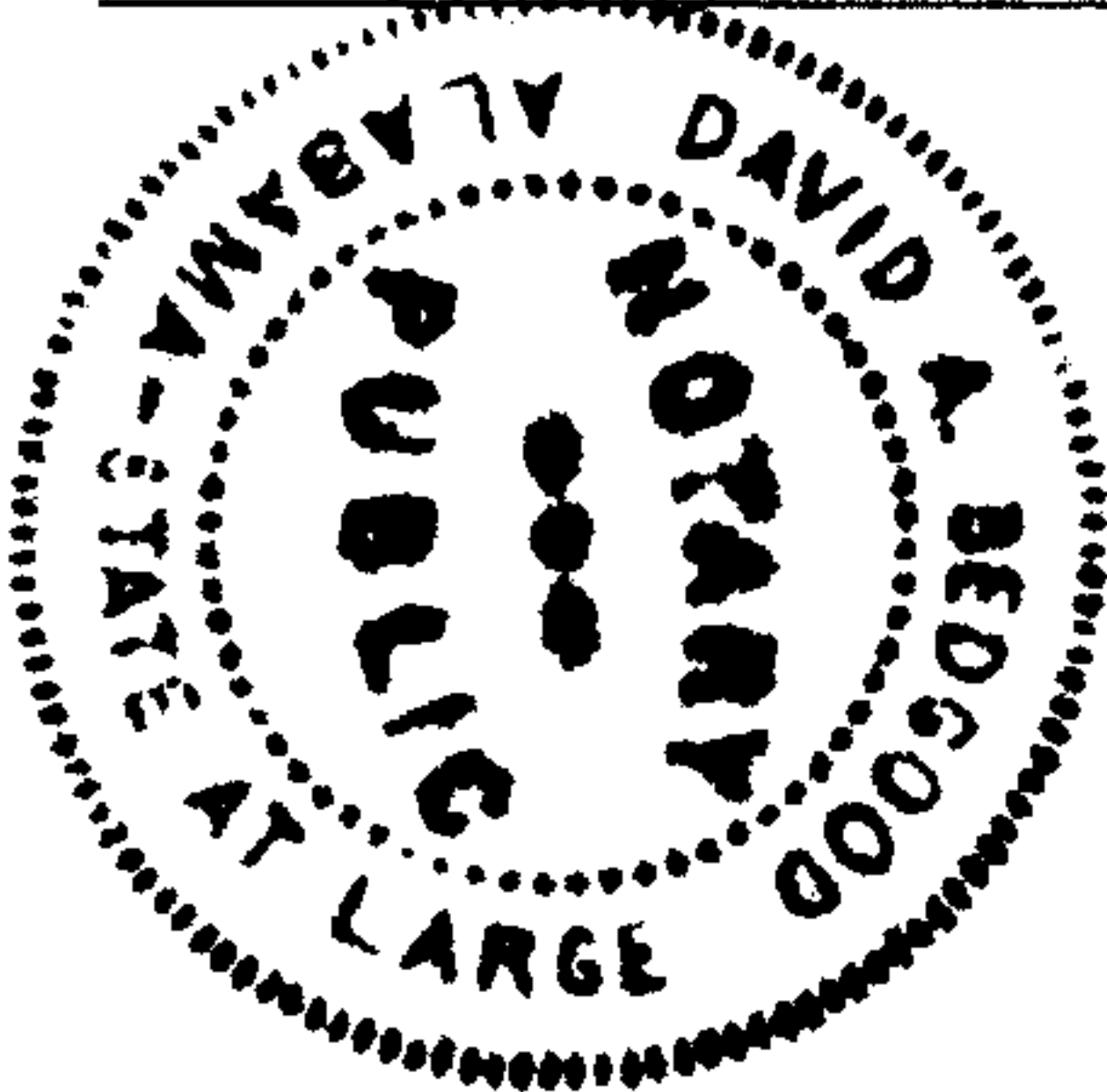
I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Mark Richey, whose name is signed to the foregoing and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on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


Given under my hand and official seal this the 25 day of May, 2012

SEAL


Notary Public
My Commission Expires 8-16-15

This Document Prepared by:
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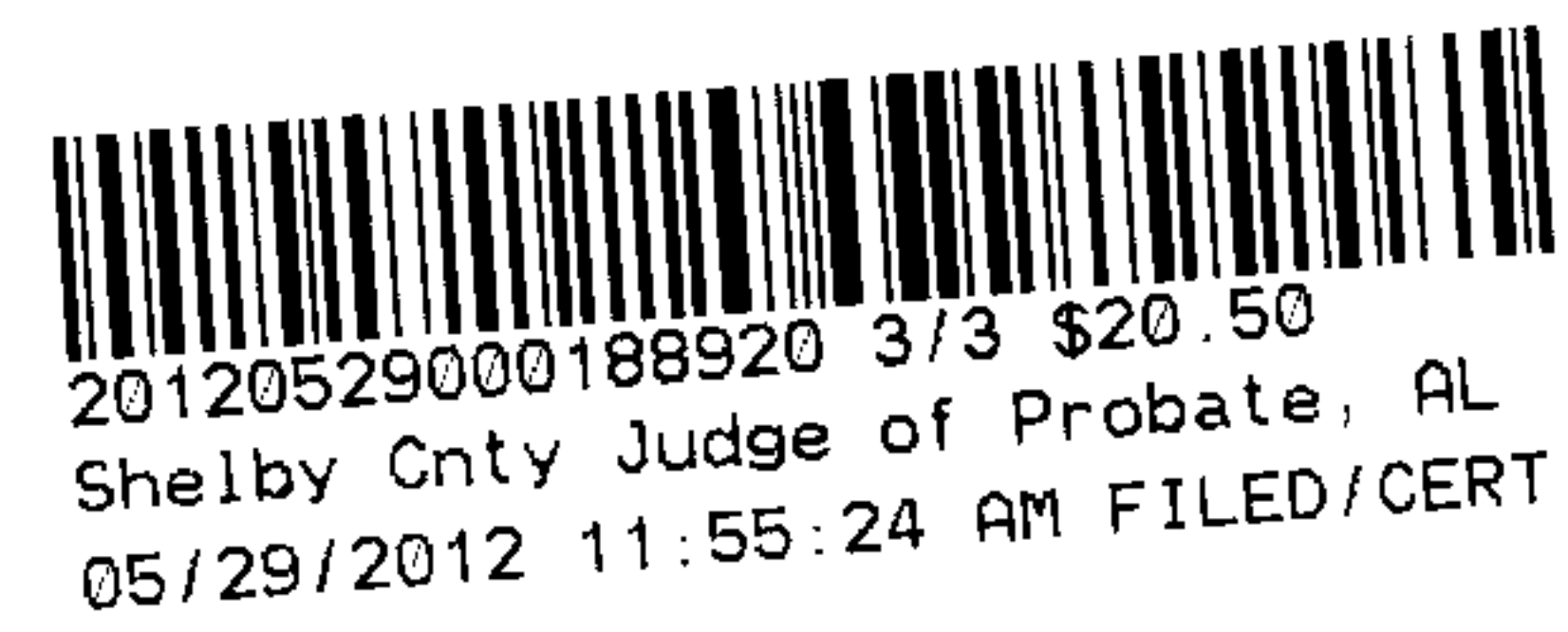



20120529000188920 2/3 \$20.50
Shelby Cnty Judge of Probate, AL
05/29/2012 11:55:24 AM FILED/CERT

Effective Date: May 3, 2012, 8:00 a.m.
Issue Date: May 4, 2012, 2012, 8:00 a.m.

EXHIBIT A

Part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows: From the Southwest corner of the said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 469.29 feet; thence turn an angle to the right of 92 degrees 02 minutes 15 seconds and run Easterly for a distance of 191.71 feet to the point of beginning of the property herein described; thence turn an angle to the left of 74 degrees 00 minutes and run Northeasterly for a Distance of 192.33 feet; thence turn an angle to the right of 74 degree 00 minutes 05 seconds and run Easterly for a distance of 96.99 feet; thence turn an angle to the right of 105 degrees 08 minutes and run Southwesterly for a distance of 191.52 feet; thence turn an angle to right of 74 degrees 52 minutes and run Westerly for a distance of 100 feet to the point of beginning.



Shelby County, AL 05/29/2012
State of Alabama
Deed Tax: \$2.50