

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

Send Tax Notice To:

3018 Piper Way
Birmingham AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$280,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Sara R. Walker now known as Sara Walker Koziol and Husband Kevin Koziol (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James Patrick Minton and Lorie Coleman Minton (herein referred to as 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; \$65,000.00 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 30th day of April, 2012.

Sara Walker Koziol
Sara Walker Koziol
Kevin Koziol
Kevin Koziol

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Sara Walker Koziol and Kevin Koziol, 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.

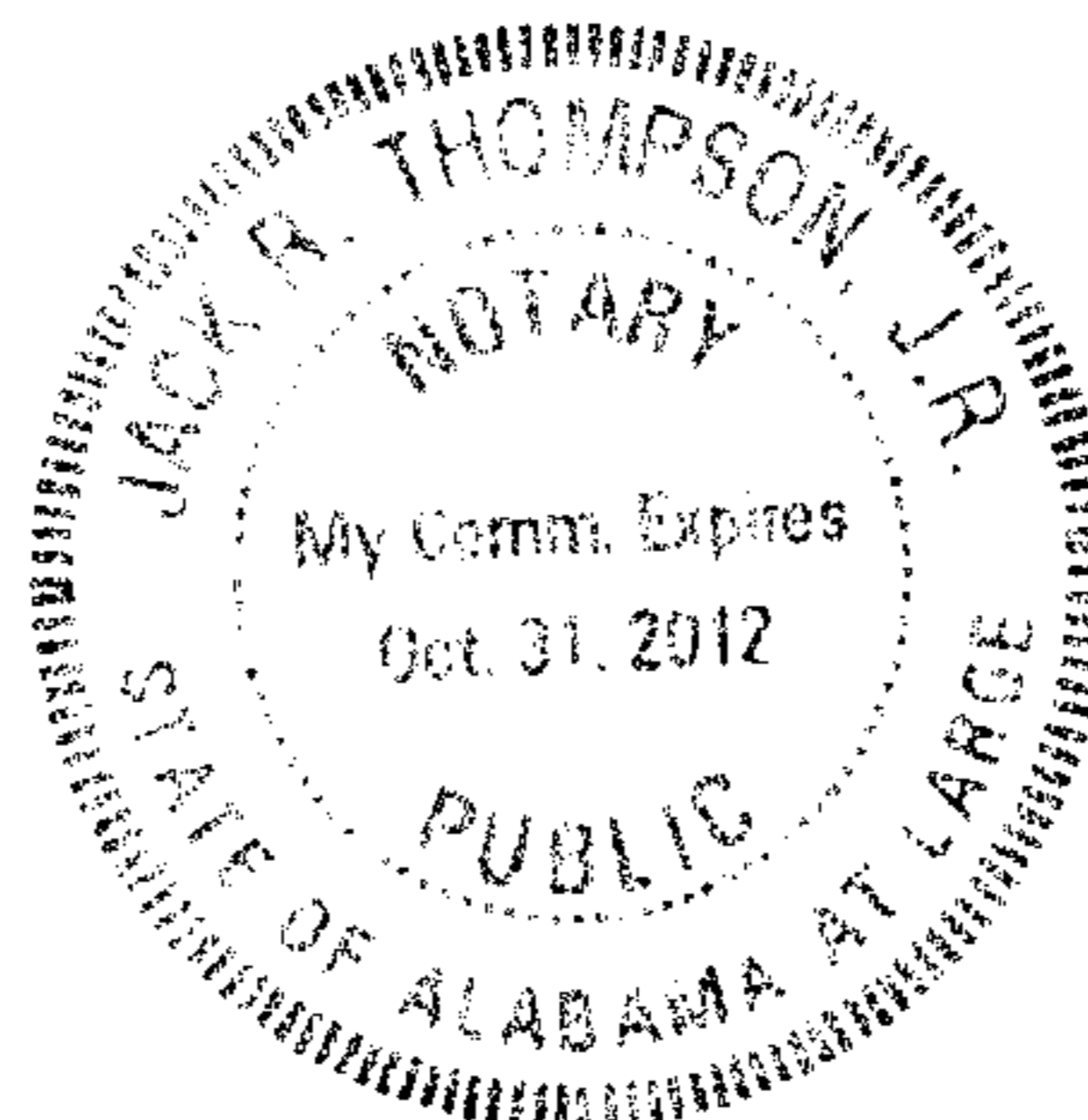
Given under my official hand and seal this the 30th day of April, 2012.

[Signature]
Notary Public

Commission Expires: 10/31/2012



20120530000191060 1/2 \$230.00
Shelby Cnty Judge of Probate, AL
05/30/2012 01:16:35 PM FILED/CERT




S12-1099

Shelby County, AL 05/30/2012
State of Alabama
Deed Tax: \$215.00

EXHIBIT "A"
Legal Description

Lot 52, according to the Amended Map of The Highlands, 1st Sector, as recorded in Map Book 19, Page 132, in the Office of the Probate Judge of Shelby County, Alabama.


20120530000191060 2/2 \$230.00
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