

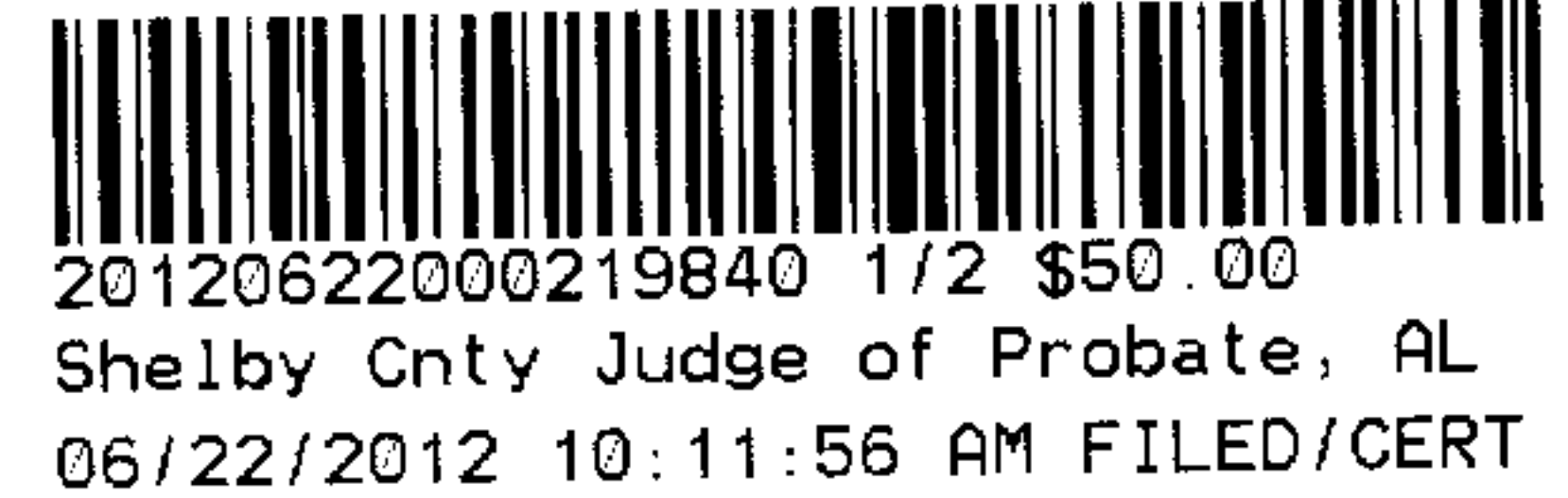
Send tax notice to:

STACIE L. JONES
480 MEADOW CROFT DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2012230



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Nine Thousand and 00/100 Dollars (\$169,000.00) in hand paid to the undersigned, JONATHAN M. CUNNINGHAM and ANN M. CAVNEDER, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by STACIE L. JONES, and ALAN M. JOHNSTON and wife, VIRGINIA JOHNSTON (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF MEADOW BROOKTOWNHOMES - PHASE III, AS RECORDED IN MAP BOOK 28, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. SUCH STATE OF FACTS AS SHOWN ON SUBDIVISION PLAT RECORDED IN PLAT BOOK 28, PAGE 135
3. SUBJECT OT NOTICE GIVEN ON THE RECORDED MAP BOOK 28, PAGE 135, CONTAINING ON THE FACE OF SAME A STATEMENT PERTAINING TO NATURAL LIME SINKS.
4. 15 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP BOOK 28 PAGE 135.
5. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJUYNR OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN BOOK 66, PAGE 34.
6. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 75, PAGE 649.
7. TERMS AND CONDITIONS OF AGREEMENT AS SET OUT IN INSTRUMENT 2001-11922.
8. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN BOOK 23, PAGE 621; BOOK 121, PAGE 931, BOOK 153, PAGE 921 AND BOOK 216, PAGE 538, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

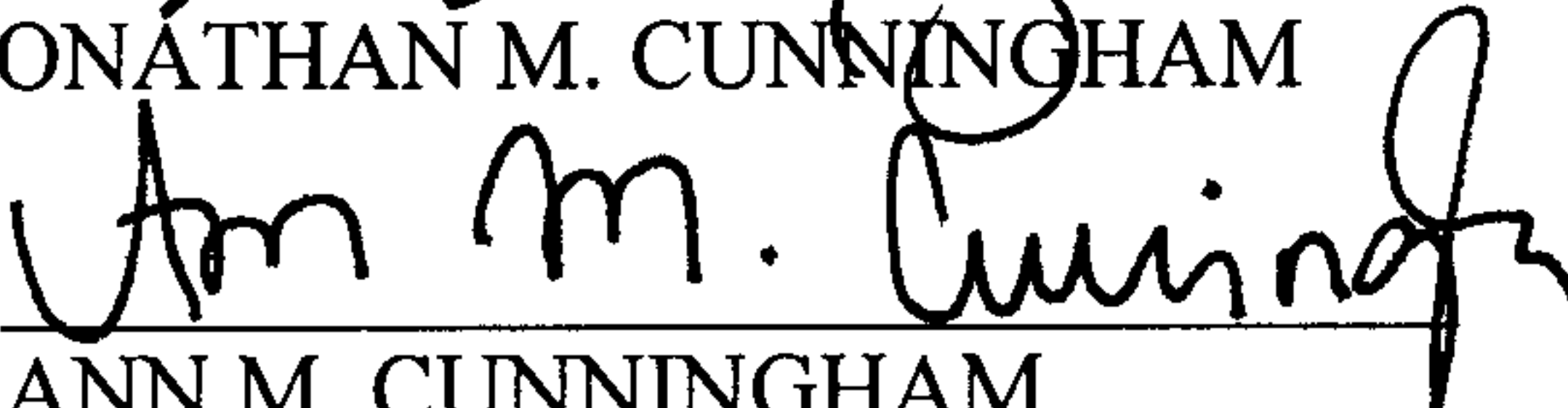
\$135,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

ANN M. CAVENDER AND ANN M. CUNNINGHAM ARE ONE AND THE SAME PERSON.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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, said Grantor, has hereunto set his/her hand and seal this the 17th day of May, 2012.



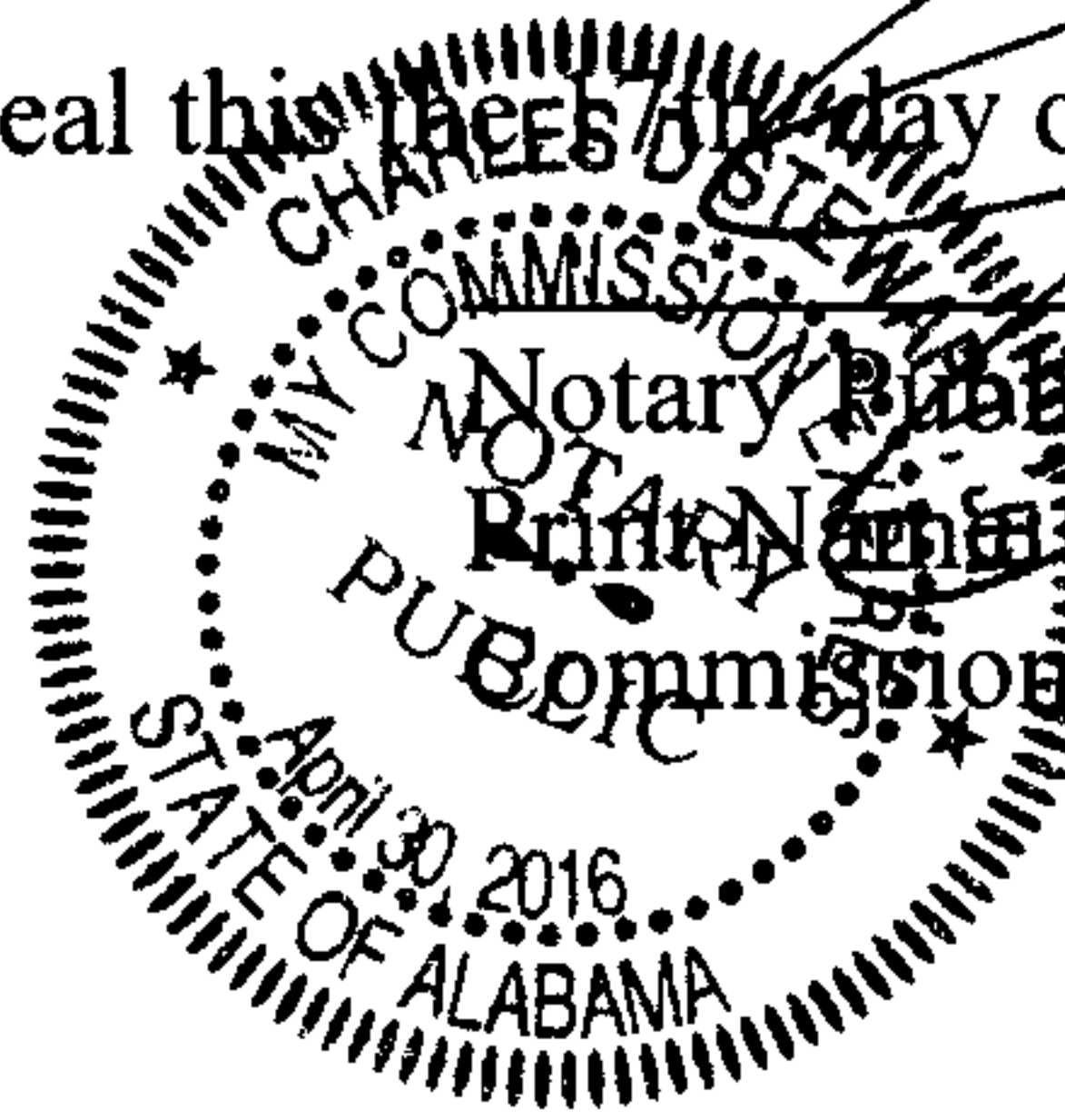
JONATHAN M. CUNNINGHAM


ANN M. CUNNINGHAM
(FKA ANN M. CAVENDER)


STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this 17th day of May, 2012.



Charles D. Stewart
Notary Public
My Commission Expires: April 30, 2016
STATE OF ALABAMA
4-30-16


20120622000219840 2/2 \$50.00
Shelby Cnty Judge of Probate, AL
06/22/2012 10:11:56 AM FILED/CERT

Shelby County, AL 06/22/2012
State of Alabama
Deed Tax: \$34.00