

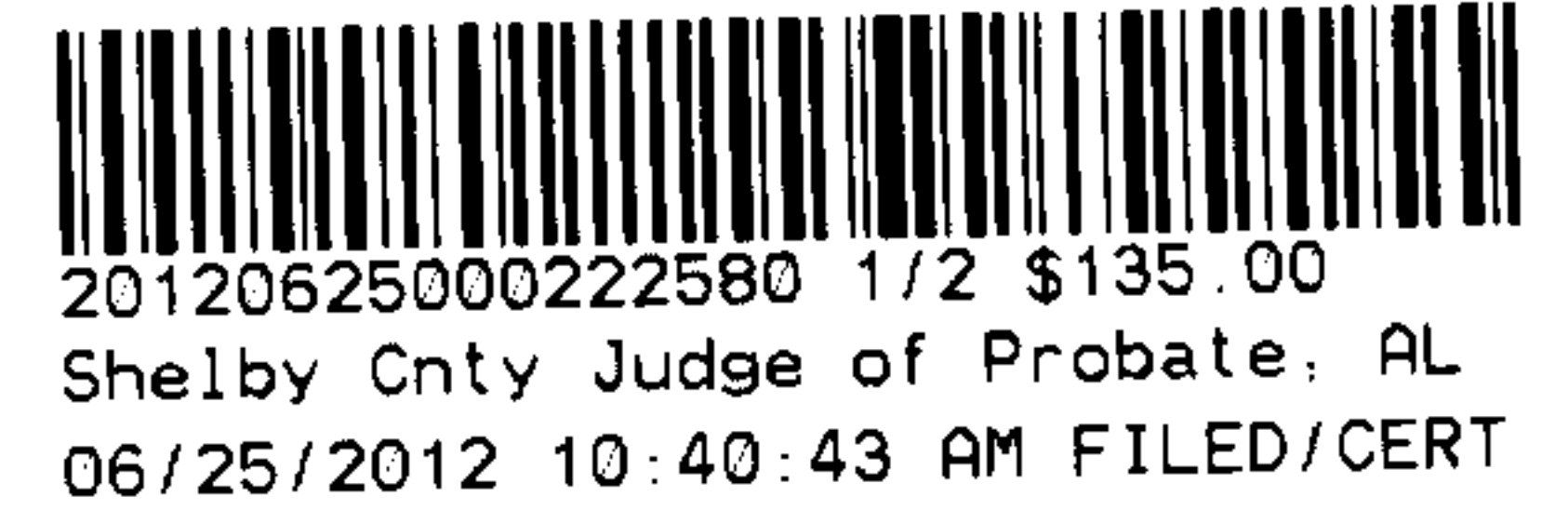
**Send Tax Notice To:**

James N. Carroll  
~~8001 Rockhampton Circle~~ 10751 Bent  
~~Helena, Alabama 35080~~ Brook Drive  
Vance, AL 35490

**THIS INSTRUMENT PREPARED BY:**

Jeff W. Parmer  
Attorney For Cartus Financial Corporation  
850 Shades Creek Parkway, Suite 210  
Birmingham, AL 35209  
(205) 871-1440 Cartus File #2224866

**WARRANTY DEED**



State of Alabama  
County of Shelby

Shelby County, AL 06/25/2012  
State of Alabama  
Deed Tax: \$120.00

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of  
\_\_\_\_\_ (\$ 120,000.00 ) to the undersigned Grantors in hand paid by the Grantees,  
whether one or more, herein, the receipt of which is hereby acknowledged, we, Jonathan C. Gower and  
his wife, Stephanie E. Gower (herein referred to as Grantors) do grant, bargain, sell and convey unto

James N. Carroll

(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more  
than one, the following described real estate, situated in the State of Alabama, County of Shelby County,  
to-wit:

**Lot 414, According to the Survey of Wyndham, Rockhampton Sector, as recorded in Map  
Book 23, Page 39, in the Probate Office of Shelby County, Alabama.**

Deed Effective Date: June 20, 2012

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.  
\$ 0 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee(s), his/her/their heirs assigns, forever; it  
being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees  
as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or  
terminated during the joint lives of the Grantee(s) 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 we do for ourselves and for our heirs, executors, and administrators covenant with said  
Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that  
they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and  
convey the same as aforesaid; that we will and my heirs, executors, and administrators, shall warrant and  
defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims  
of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28 day of April, 2012.

Jonathan C. Gower

Stephanie E. Gower

State of Alabama  
County of Jefferson

20120625000222580 2/2 \$135.00  
Shelby Cnty Judge of Probate, AL  
06/25/2012 10:40:43 AM FILED/CERT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **Jonathan C. Gower** 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 foregoing, he executed the same voluntarily and on the day the same bears date.

Given under my hand this 28 day of April, 2012.

James G. Allan  
Notary Public

**JAMES G. ALLAN**  
My Commission Expires:  
**ALABAMA STATE AT LARGE**  
**TERM 08/29/2011 TO 08/29/2015**

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **Stephanie E. Gower** 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 foregoing, she executed the same voluntarily and on the day the same bears date.

Given under my hand this 28 day of April, 2012.

James G. Allan  
Notary Public

**JAMES G. ALLAN**  
My Commission Expires:  
**ALABAMA STATE AT LARGE**  
**TERM 08/29/2011 TO 08/29/2015**

**Instructions to Notary:** This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.