

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Richard L. Evanson and Jerrilyn K. Evanson
446 Forest Lakes Drive
Sterrett, Alabama 35147

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

10,000 —


That for and in consideration of **TEN DOLLARS AND NO/100 (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **RICHARD L. EVANSON and JERRILYN K. EVANSON, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **RICHARD L. EVANSON, JERRILYN K. EVANSON, AND PAIGE H. BOYLE**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 160, according to the Survey of Forest Lakes Subdivision, 3rd Sector, 2nd Phase, as recorded in Map Book 32, at Page 26 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 32, Page 26 A & B.
7. Easement to Alabama Power Company recorded in Book 126, at Page 191, Book 16, Page 323, and Book 236, Page 829.
8. Easement to Shelby County recorded in Instrument No. 1993-03955; 1993-03957; 1993-03960; 1993-03961; 1993-03964; 1993-03965 and 1993-03966.
9. Easement to Alabama Power Company recorded in Instrument No. 2004010200000390.
10. Title to all minerals within and underlying the premises together with all mining rights and other rights privileges and immunities relating thereto as reserved in Book 53, at Page 262 and Deed Book 331, at Page 262.

Shelby County, AL 07/02/2012
State of Alabama
Deed Tax: \$10.00

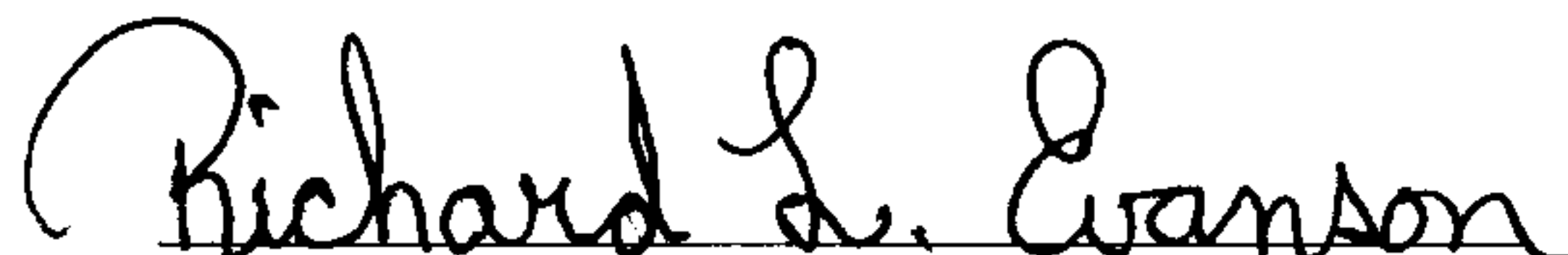

20120702000230950 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
07/02/2012 10:20:11 AM FILED/CERT

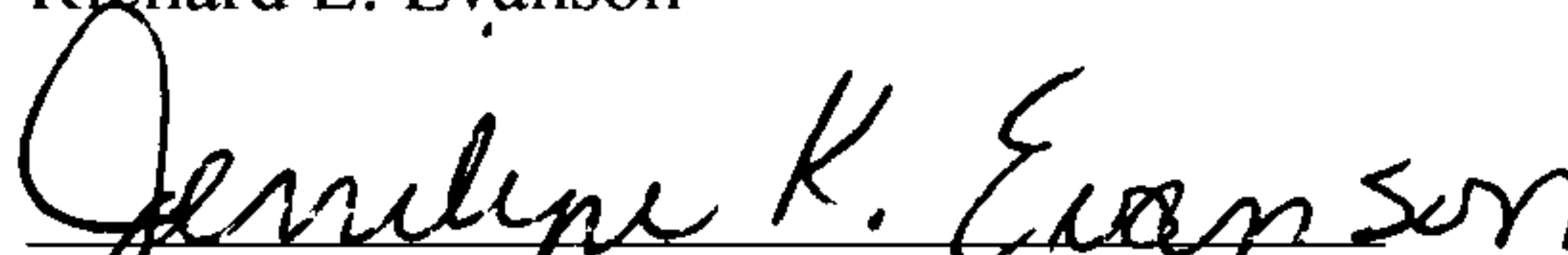
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands and seal on this day of February ___, 2012.

GRANTORS:

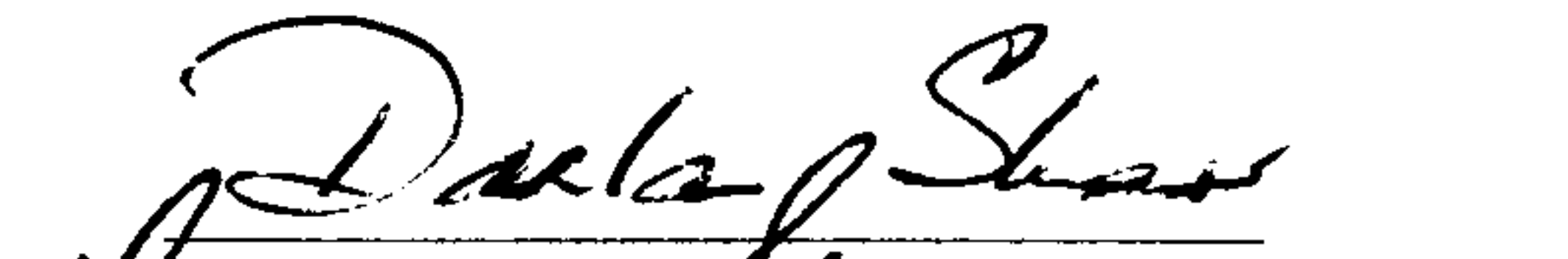

Richard L. Evanson


Jerrilyn K. Evanson

STATE OF Ohio
COUNTY OF Cassell

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Richard L. Evanson and Jerrilyn K. Evanson, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of June 23, 2012.


Darla Shaw, Notary Public

My Commission Expires: 1-24-2016

[Affix Seal Here]



DARLA SHAW
Notary Public, State of Ohio
My Commission Expires
January 24, 2016

