

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

Send Tax Notice To:  
Michael B. Jones  
Christy M. Fouts  
270 Stonecreek Way  
Helena, AL 35080

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

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

That in consideration of \$150,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we David E. Tinsley and wife Ruth L. Tinsley (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael B. Jones and Christy M. Fouts (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.**

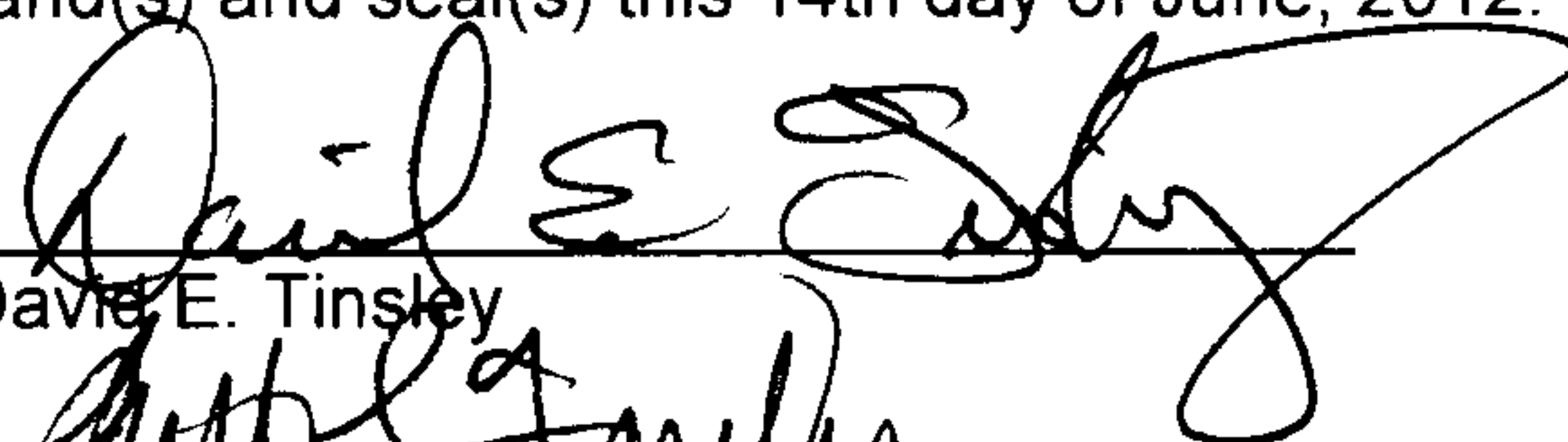
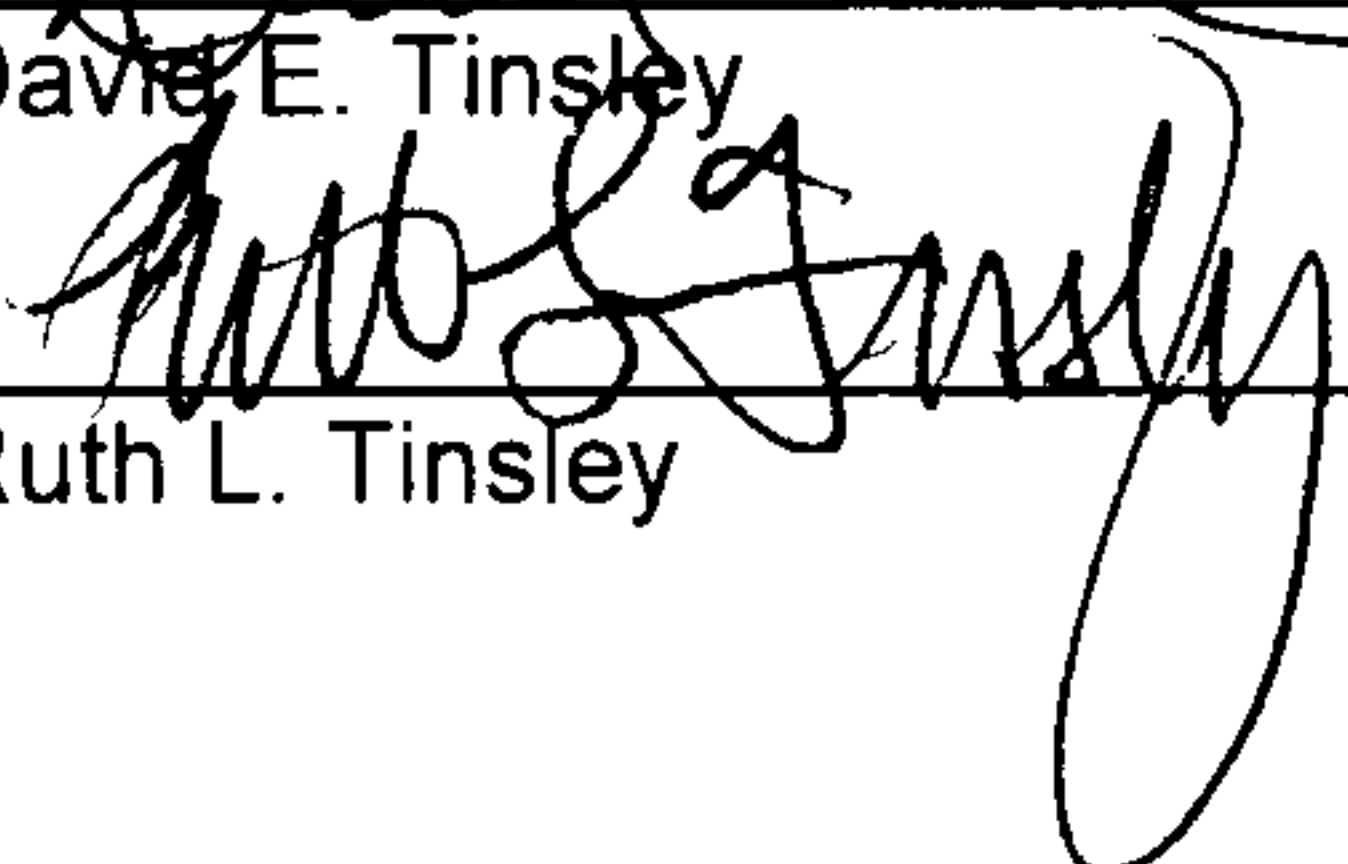
Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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; \$135,000.00 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 14th day of June, 2012.

  
\_\_\_\_\_  
David E. Tinsley  
  
\_\_\_\_\_  
Ruth L. Tinsley

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that David E. Tinsley and Ruth L. Tinsley, 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 14th day of June, 2012.

  
\_\_\_\_\_  
Notary Public

Commission Expires: 10/31/2012

Shelby County, AL 07/02/2012  
State of Alabama  
Deed Tax: \$15.00

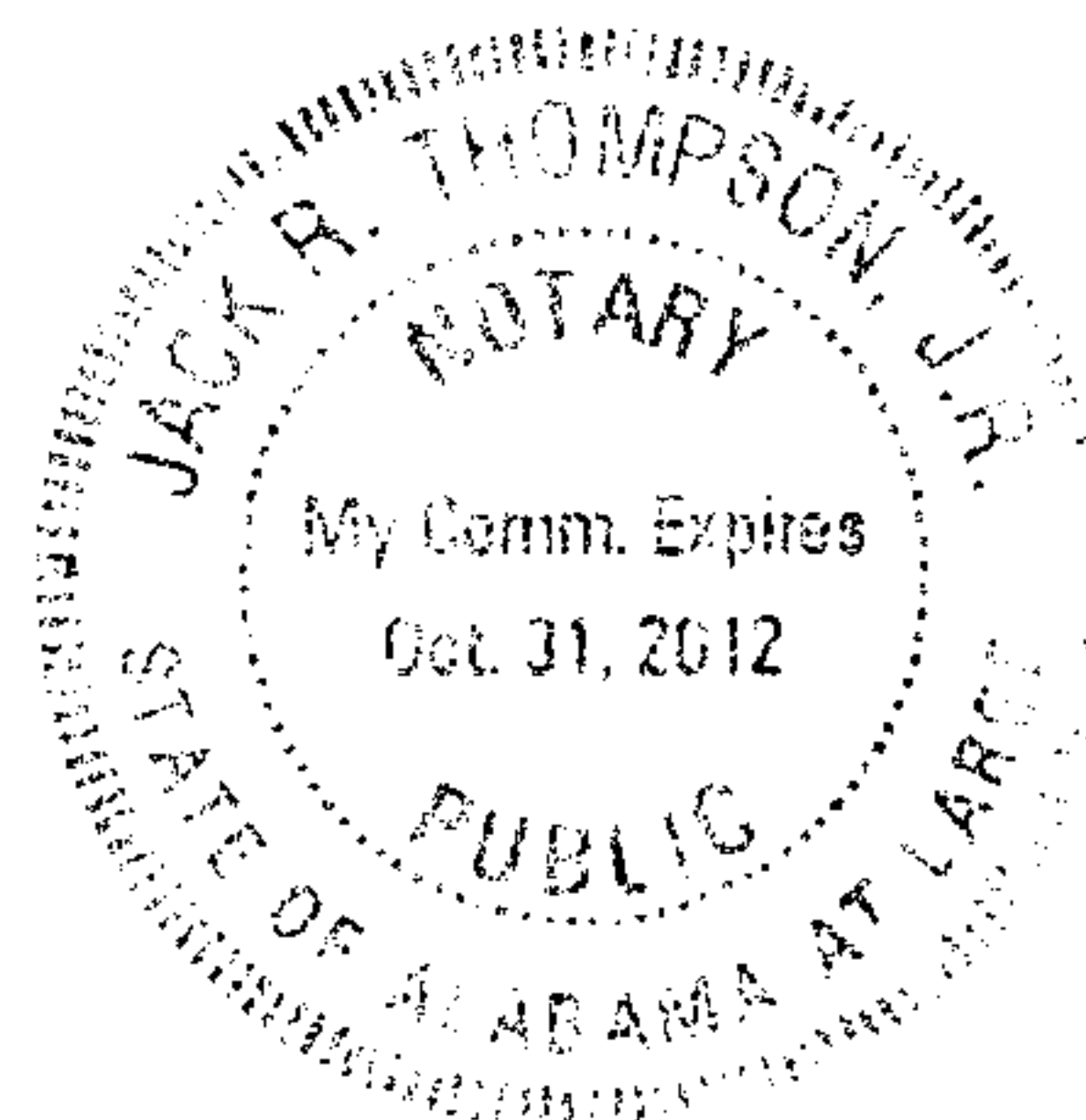



EXHIBIT "A"  
Legal Description

Lot 1543, according to the Survey of Old Cahaba IV 2nd Addition Phase Four, as recorded in Map Book 33, Page 131, in the Office of the Judge of Probate of Shelby County, Alabama.

  
20120702000233010 2/2 \$30.00  
Shelby Cnty Judge of Probate, AL  
07/02/2012 03:46:29 PM FILED/CERT