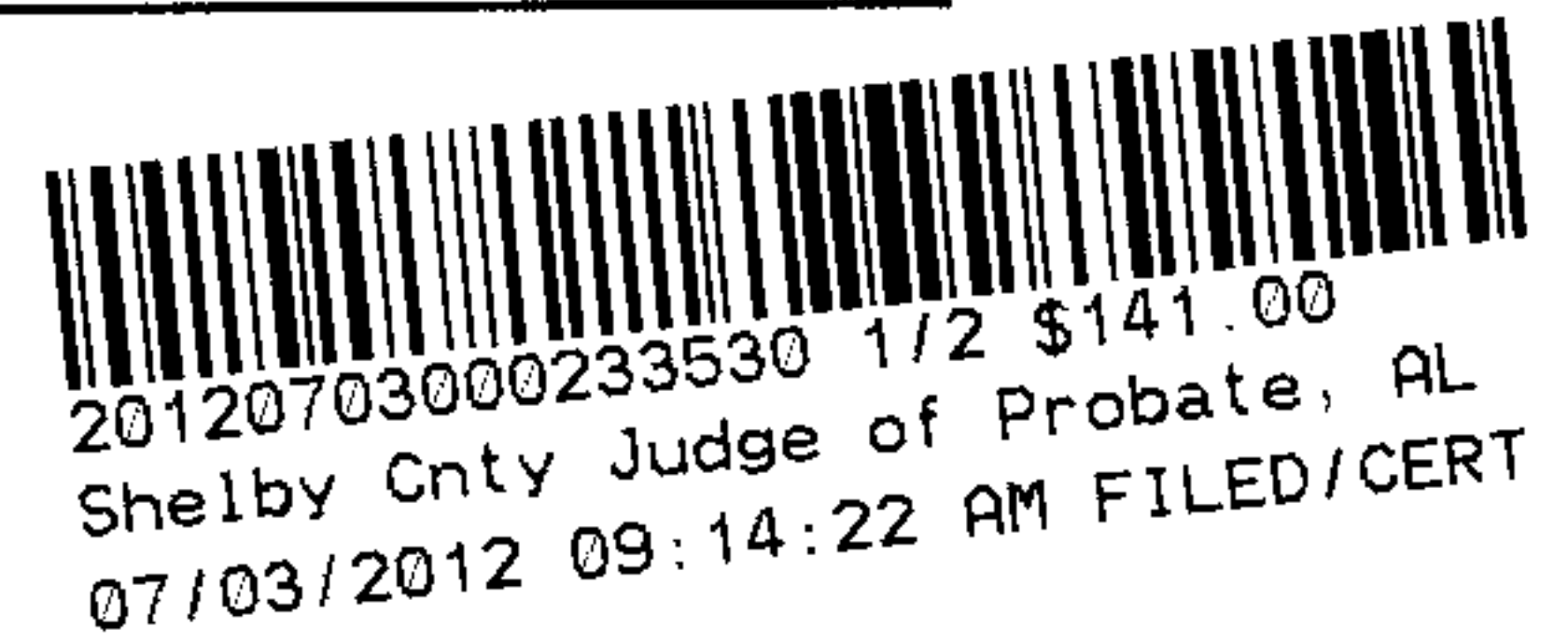


This document prepared by:
Stuart Y. Johnson
Stuart Y. Johnson, LLC
2108 20th Ave. S.
Birmingham, AL 35223

Send Tax Notice To:
William F. and Kimberly Lawrence
5324 SOUTH BROKEN BOW DRIVE
BIRMINGHAM, AL 35242

GENERAL WARRANTY DEED -JOINT TENANCY W/ RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Twenty-Five Thousand and No/100 Dollars (\$125,000.00)** to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, **Julie M. Strauss* and Joseph McLaughlin**, husband and wife (herein referred to as GRANTOR(S)), do hereby grant, bargain, sell and convey unto **William F. Lawrence and Kimberly Lawrence** (herein referred to as GRANTEE(S)), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Jefferson County, Alabama:

Lot 21, according to the Survey of Valdawood, as recorded in Map Book 8, page 6, in the Probate Office of Shelby County, Alabama.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

***Julie M. Strauss is one and the same person as Julie McLaughlin.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All matters of public record including, but not limited to, easements, restrictions, covenants, set back lines, rights-of-way, and limitations, if any.
2. 2012 Property Taxes and subsequent years, which are not yet due and payable.
3. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Deed Book 326, Page 122 and Deed Book 326, Page 124 in the Probate Office of Shelby County, Alabama.
4. Restrictions appearing of record in Misc. Book 35, Page 186, Misc. Book 2, Page 298 and Misc. Book 16, Page 768 in said Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 4, Page 441 and Deed Book 111, Page 625, in said Probate Office.
6. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 111, Page 267 and Deed Book 124, Pages 493, 522 and 535 in said Probate Office.
7. Right of Way to Shelby County as recorded in Deed Book 177, Page 35 in said Probate Office.
8. Riparian and other rights created by the fact that the subject property fronts on Indian Valley Lake.
9. 35-foot building line from Lake Side as shown on recorded map.

To Have and To Hold, To the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees) 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 I/we do for myself/ourselves and for my/our executor and administrator covenant with said GRANTEE(S), their heirs and assigns, that I/we are lawfully seized in fee simple of said premises, that the said premises are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey same as aforesaid, and that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this the 28th day of June, 2012.

GRANTOR(S)

BY:

Julie M. Strauss
Julie M. Strauss a/k/a Julie McLaughlin

BY:


Joseph McLaughlin
Joseph McLaughlin

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Stuart Y. Johnson, a Notary Public in and for said County, and in said State, hereby certify that **Julie M. Strauss a/k/a Julie McLaughlin and Joseph McLaughlin**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28th day of June, 2012.

Stuart Y. Johnson
NOTARY PUBLIC: Stuart Y. Johnson
My commission expires: 3/6/15


20120703000233530 2/2 \$141.00
Shelby Cnty Judge of Probate, AL
07/03/2012 09:14:22 AM FILED/CERT

Shelby County, AL 07/03/2012
State of Alabama
Deed Tax: \$125.00