

This instrument was prepared by:
 David P. Condon, P. C.
 100 Union Hill Drive Ste 200
 Birmingham, AL 35209

Send tax notice to:
 Jim Ernest Estes & Lynn S. Estes
 2001 Lakeside Lane
 Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
 :
~~JEFFERSON~~ COUNTY)
 SHELBY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Five Hundred Ninety-Four Thousand Seven Hundred Fifty and 00/100 Dollars (\$594,750.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

James Scott Perner and his wife Monica Kelly Perner

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Jim Ernest Estes and Lynn S. Estes

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in ~~Jefferson~~ County, Alabama to-wit:
 Shelby

See Exhibit "A" attached hereto

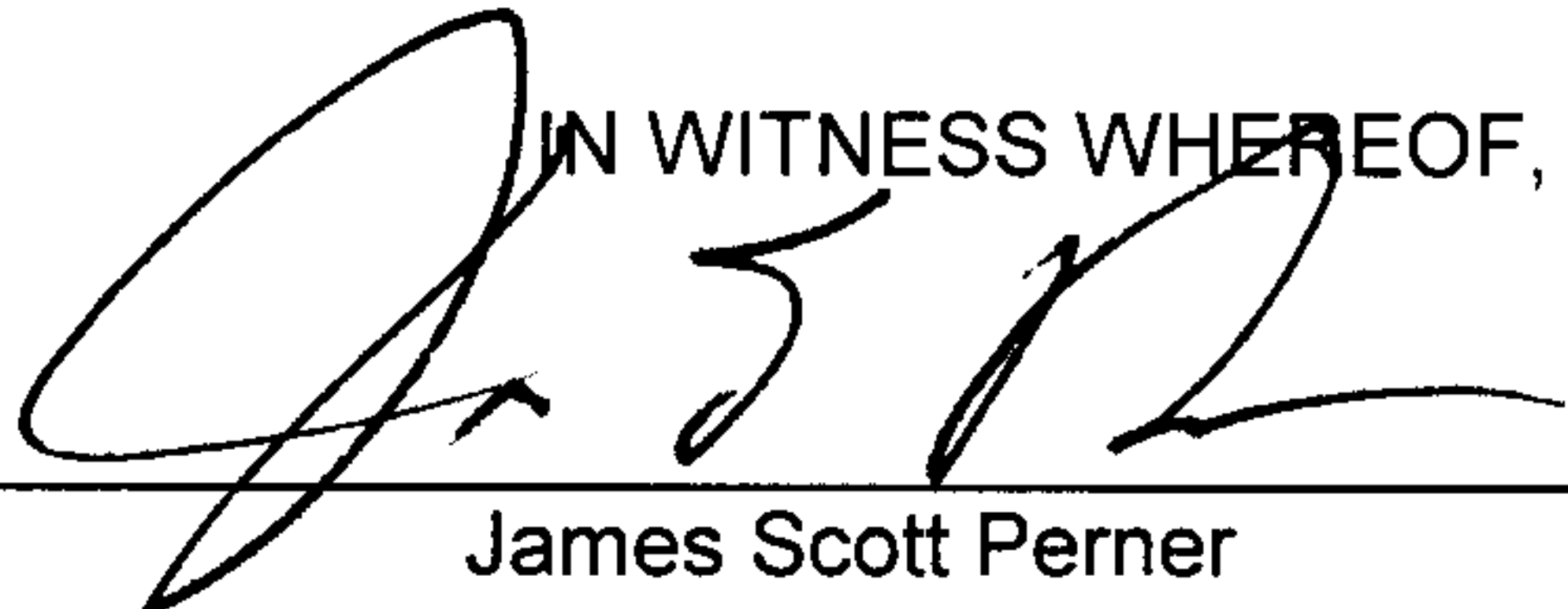
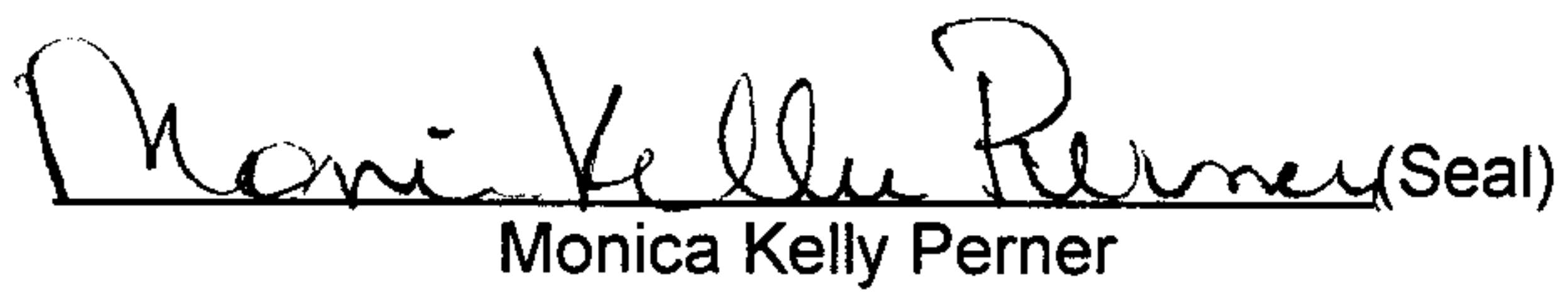
\$200,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2012 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; 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 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 Grantees, 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 our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 27th day of June, 2012.

 (Seal)  (Seal)
 James Scott Perner Monica Kelly Perner

STATE OF ALABAMA)
 :
 JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that James Scott Perner and Monica Kelly Perner 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 official seal this 27th day of June, 2012.



 Notary Public: David P. Condon
 My Commission Expires: 2-12-14

EXHIBIT A
Legal Description

PARCEL I:

Lot 1, according to the Survey of Park Lane Addition to Riverchase, as recorded in Map Book 11, page 17, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:


A part of Lot 1, Park Lane Addition to Riverchase, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 11, page 17, said part of Lot 1, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1 (also being the Northwest corner of Lot 2) run in an Easterly direction along the common line of said Lots 1 and 2 for a distance of 171.27 feet to an existing iron pin; thence turn an angle to the right of 34°13' and run in a Southeasterly direction for a distance of 67.00 feet; thence turn an angle to the left of 160°13'14" and run in a Northwesterly direction for a distance of 51.62 feet; thence turn an angle to the left of 53°25'44" and run in a Westerly direction for a distance of 82.23 feet to an existing iron pin; thence turn an angle to the left of 3°01'24" and run in a Westerly direction for a distance of 114.21 feet, more or less, to the point of beginning.

PARCEL II:

Part of the NW 1/4 of the NW 1/4 of Section 35, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Park Lane Addition to Riverchase, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 11, page 17, which is also the most Southerly corner of Lot 286, Riverchase Country Club 9th Addition, as recorded in Map Book 8, page 46 A & B, run in a Southerly direction along the East line of said Lot 1 for a distance of 101.65 feet to a corner of said Lot 1; thence turn an angle to the left of 21°42'09" and run in a Southeasterly direction for a distance of 50.45 feet to the most Southerly corner of said Lot 1; thence turn an angle to the left of 130°55'17" and run in a Northeasterly direction for a distance of 141.60 feet to an existing iron pin; thence turn an angle to the left of 102°09'34" and run in a Northwesterly direction for a distance of 86.81 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.


20120703000234260 2/2 \$410.00
Shelby Cnty Judge of Probate, AL
07/03/2012 12:17:03 PM FILED/CERT