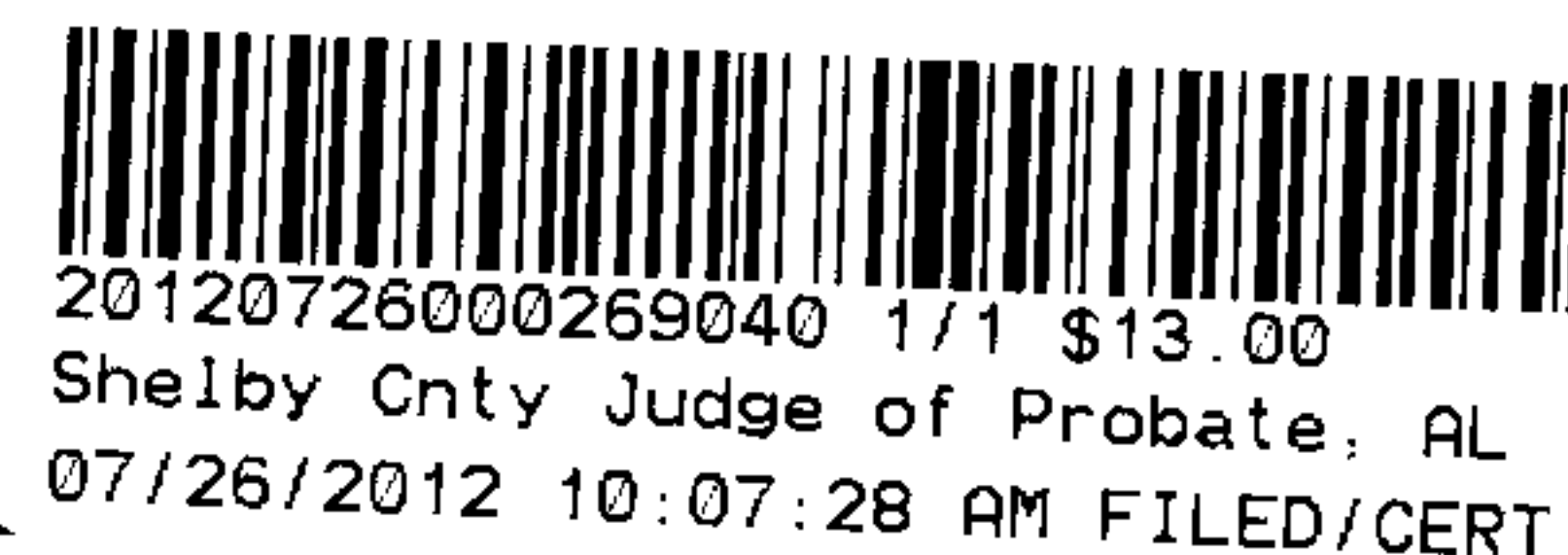


This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Brian D. Reese
185 Stonebridge Circle
Pelham, AL 35124



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Nine Thousand Nine Hundred and No/100 -----
-----(\$139,900.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is
acknowledged, I/we, Matthew D. Hutcheson and Nicole B. Hutcheson, Husband and Wife

(Herein referred to as GRANTORS) do grant, bargain, sell and convey unto
Brian D. Reese and Rebekah Reese

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following
described real estate situated in Shelby County, Alabama to-wit:

Lot 102, according tot he Survey of The Cottages at Stonehaven, Second Addition,
Phase One, as recorded in Map Book 23, page 87, in the Probate Office of
Shelby County, Alabama.

Subject to: Current taxes, easements, restrictions and rights-of-way of record.

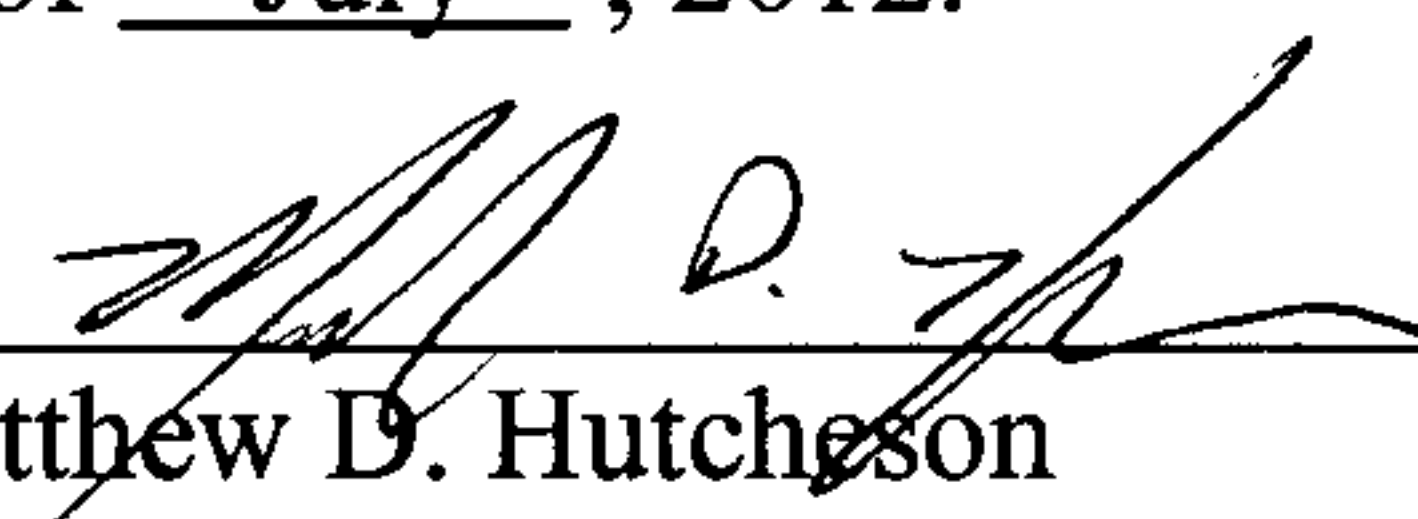
\$ 137,365.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

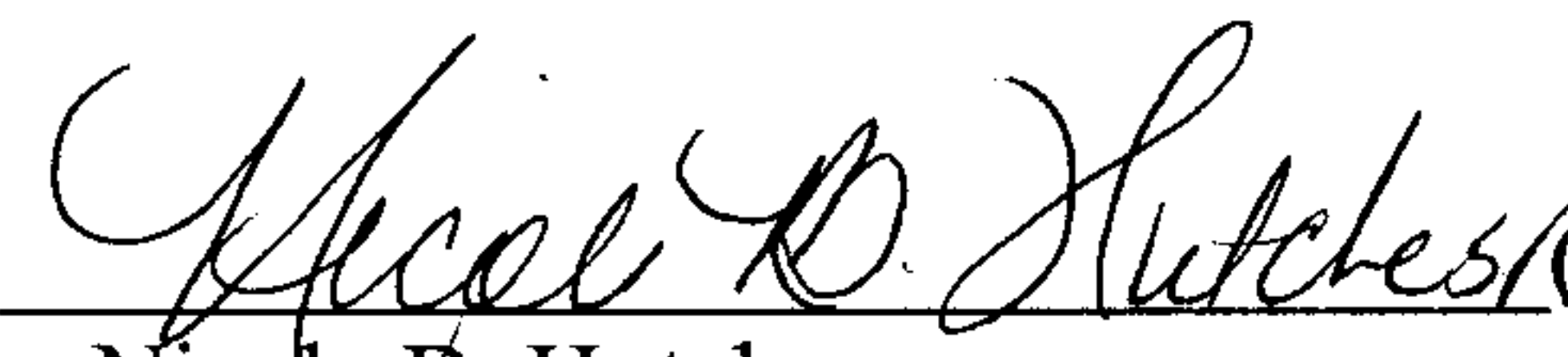
\$ 4,197.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said 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 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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 13th
day of July, 2012.

 (Seal)
Matthew D. Hutcheson

 (Seal)
Nicole B. Hutcheson

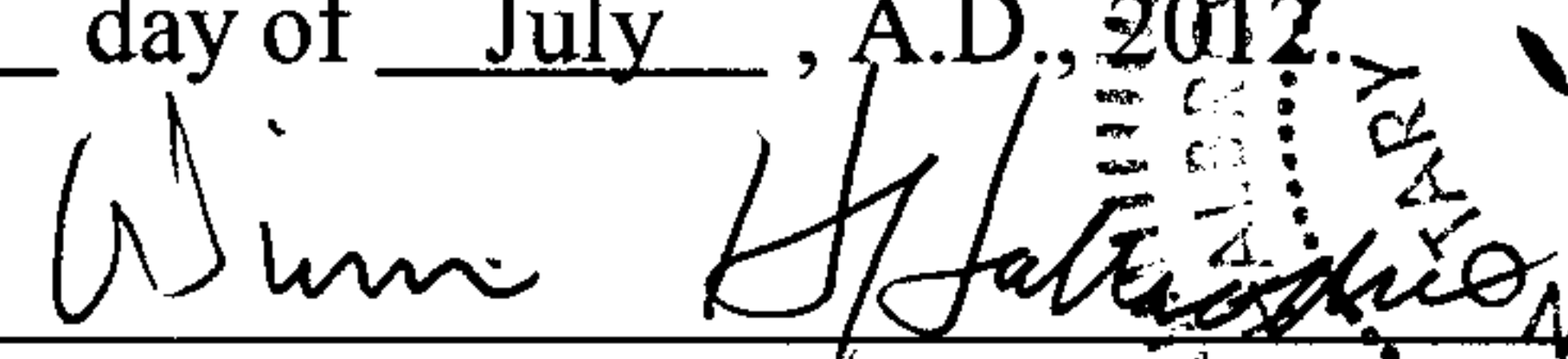
STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Matthew D. Hutcheson and Nicole B. Hutcheson, whose name(s) 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 13th day of July, A.D., 2012.

My Commission Expires: 4/21/16


William H. Halbrooks, Notary Public

