

This Instrument Prepared by:

Send Tax Notice To:

Kimberly L. Hager, Esq.
Haskell Slaughter Young & Rediker, LLC
1400 Park Place Tower
2001 Park Place North
Birmingham, Alabama 35203

Leslie A. Stephens
2836 Shook Hill Road
Birmingham, AL 35223

GENERAL WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

Consideration
\$193,000.00

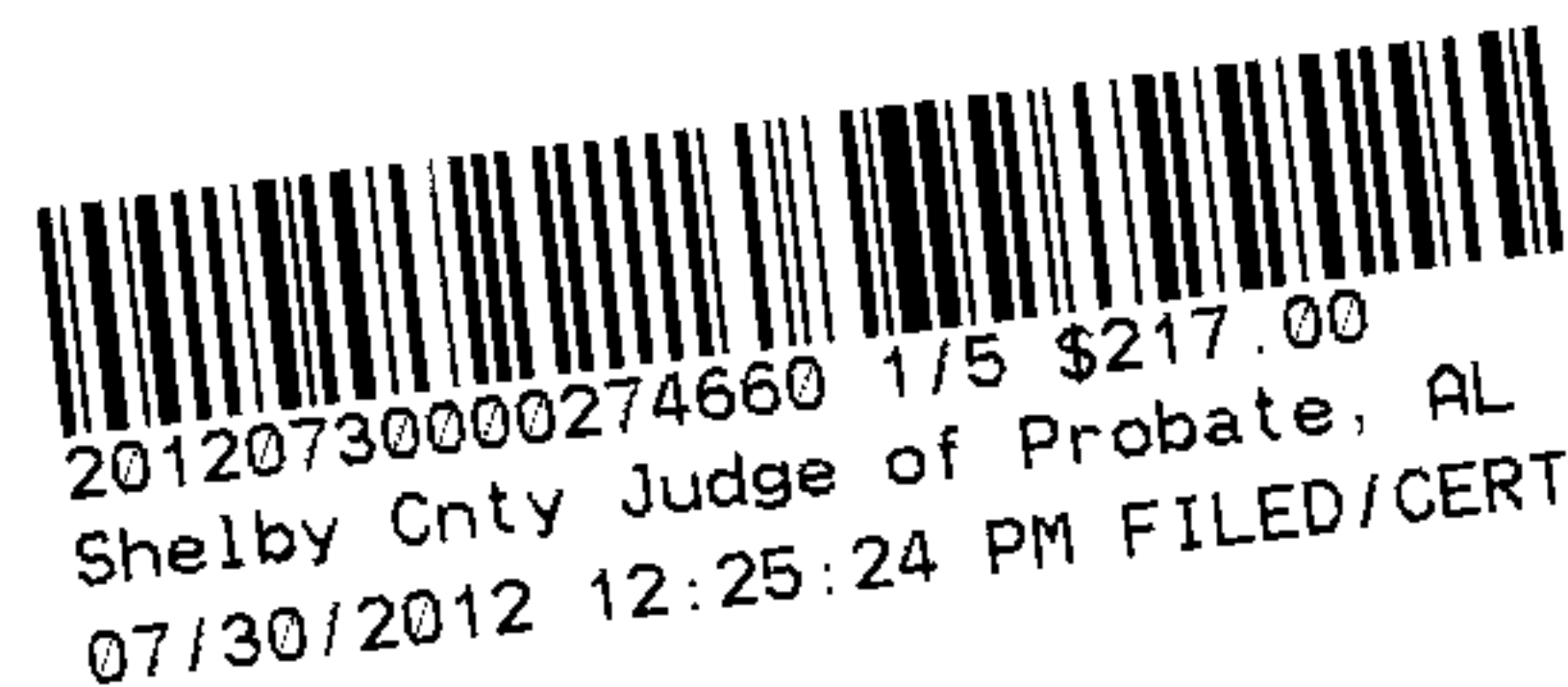
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, **Richard G. Anderson and wife, Sharon M. Anderson** (the "Grantors"), in hand paid by the grantee herein, the receipt whereof is acknowledged, Grantors do hereby grant, bargain, sell and convey unto **Leslie A. Stephens**, a married woman (the "Grantee"), the real estate, situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and made a part hereof.

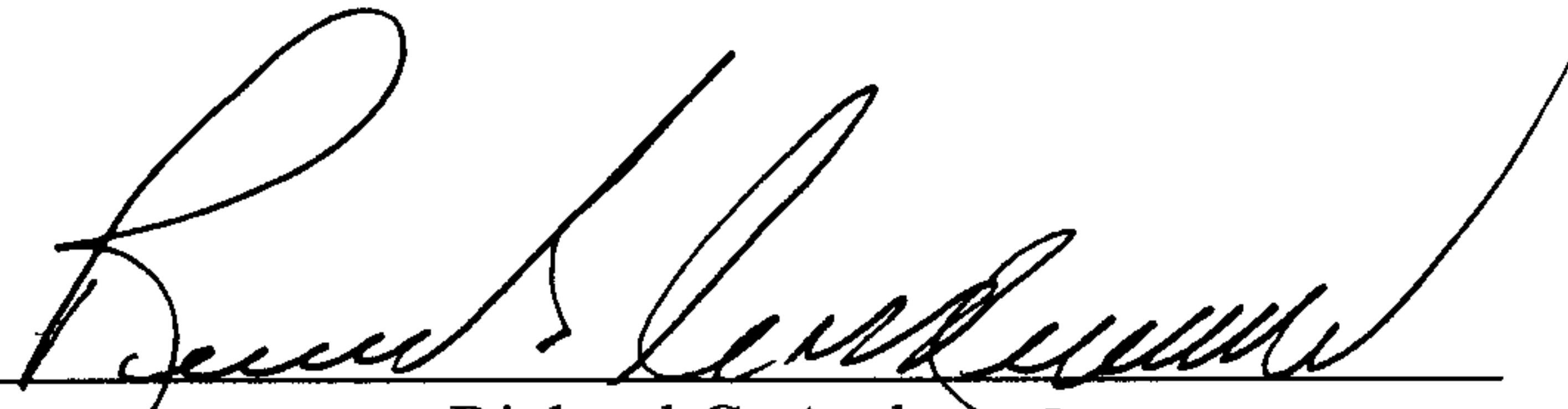
Subject to the matters set forth on Exhibit B:

TO HAVE AND TO HOLD to Grantee, its heirs and assigns forever.

And Grantors do for ourselves and for our heirs and assigns, covenant with Grantee and Grantee's 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 shall, and our heirs and assigns shall, warrant and defend the same to Grantee and Grantee's heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, Grantors, have hereunto set its hand and seal this 20th day of June, 2012.


Richard G. Anderson

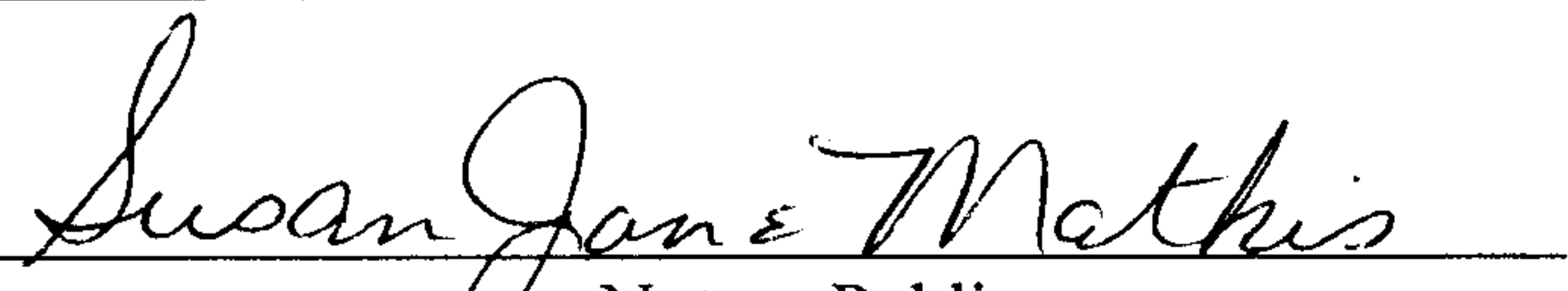

Sharon M. Anderson

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Richard G. Anderson, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 20th day of June, 2012.

[NOTARIAL SEAL]


Notary Public

Print Name: SUSAN JANE MATHIS

My Commission Expires: 10/1/13


20120730000274660 2/5 \$217.00
Shelby Cnty Judge of Probate, AL
07/30/2012 12:25:24 PM FILED/CERT

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Sharon M. Anderson, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 20th day of June, 2012.

[NOTARIAL SEAL]

Susan Jane Mathis
Notary Public

Print Name: SUSAN JANE MATHIS

My Commission Expires: 10/1/13

4575750.1


20120730000274660 3/5 \$217.00
Shelby Cnty Judge of Probate, AL
07/30/2012 12:25:24 PM FILED/CERT

EXHIBIT A

LEGAL DESCRIPTION

SURFACE RIGHTS ONLY TO:

That portion of the E ½ of the NE ¼ lying West of Shades Creek and that portion of the NE ¼ of the SE ¼ lying West of Shades Creek and the Cahaba River, all in Section 26, Township 21 South, Range 5 West. Situated in Shelby County, Alabama.


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Handwritten signature
SMA

EXHIBIT B

Exceptions

1. Taxes for the year 2012 and subsequent years.
2. Title to minerals underlying caption lands with mining right and privileges belonging thereto as researched in Deed Book 31, Page 5 and Real Book 223, Page 706 in the Probate Office of Shelby County.
3. Easement and release of damages as shown by instruments recorded in Deed Book 54, Page 449 and Deed Book 78, Page 445 in the Probate Office of Shelby County.
4. Restrictions as recorded in Real Book 223, Page 706 in the Probate Office of Shelby County.
5. Any matters a current survey of the property would show.


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Shelby County, AL 07/30/2012
State of Alabama
Deed Tax: \$193.00

*Real
Sma*