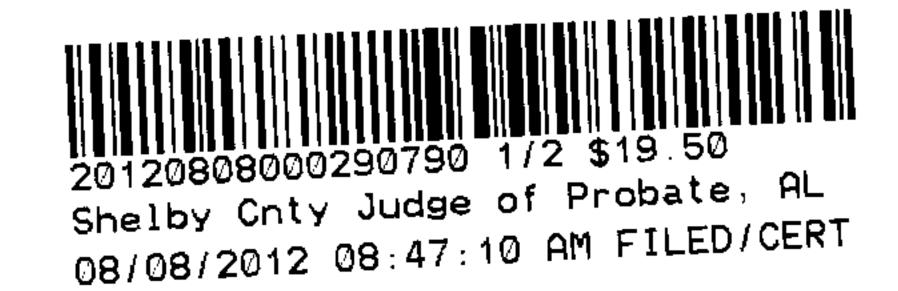
THIS INSTRUMENT WAS PREPARED BY: Richard W. Theibert, Attorney NAJJAR DENABURG, P.C. 2125 Morris Avenue Birmingham, Alabama 35203



Grantor's Address:

Brian Anthony Bertella
Erica Justice
4046 Highland Ridge Road
Birmingham, AL 35242

SEND TAX NOTICE TO:

Kreg M Montgomery
Beth R Montgomery
Janice G Montgomery
108 Augusta Way
Helena, AL 35080

Shelby County, AL 08/08/2012 State of Alabama Deed Tax:\$3.50

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

That in consideration of One Hundred Seventy-Seven Thousand Five Hundred and No/100, (\$177,500.00), DOLLARS, in hand paid to the undersigned, Brian Anthony Bertella, and spouse, Erica Justice, (hereinafter referred to as "GRANTORS"), by Kreg M Montgomery and spouse, Beth R Montgomery, and Janice G Montgomery, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEES as joint tenants with right of survivorship the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 4, according to the Survey of Augusta Pointe Subdivision, as recorded in Map Book 13, Page 9 and revised in Map Book 13, Page 126 in the Probate Office of Shelby County, Alabama.

Property Address: 108 Augusta Way, Helena, AL 35080

SUBJECT TO:

- 1. Ad valorem taxes for the year, 2012, not yet due and payable.
- 2. Easements, building lines and restrictions as shown on recorded map.
- 3. Subject to covenants, conditions and restrictions recorded in Real 253, Page 706.
- Restrictions in favor of Alabama Power Company recorded in Real 215, Page 505.
- Agreement in favor of Alabama Power Company as recorded in Real 215, Pag 506.
- Right-of-way granted to Alabama Power Company recorded in Volume 230, Page 813.
- 7. Right-of-way to Plantation Pipeline recorded in Deed Book 112, Page 586.
- 8. Right-of-way granted to Shelby County recorded in Volume 27, Page 722.
- Agreement in favor of Harbor Homes as recorded in Real Volume 115, Page 895.
- 10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$174,284.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of July, 2012.

(SEAL)

Brian Anthony Bertella

Erica Justice (SEAL)

20120808000290790 2/2 \$19.50 20120808000290790 2/2 \$19.50 Shelby Cnty Judge of Probate, AL 08/08/2012 08:47:10 AM FILED/CERT

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Brian Anthony Bertella and spouse, Erica Justice, 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 30th day of July, 2012.

NOTARY PUBLIC

My commission expires:

5.21.16