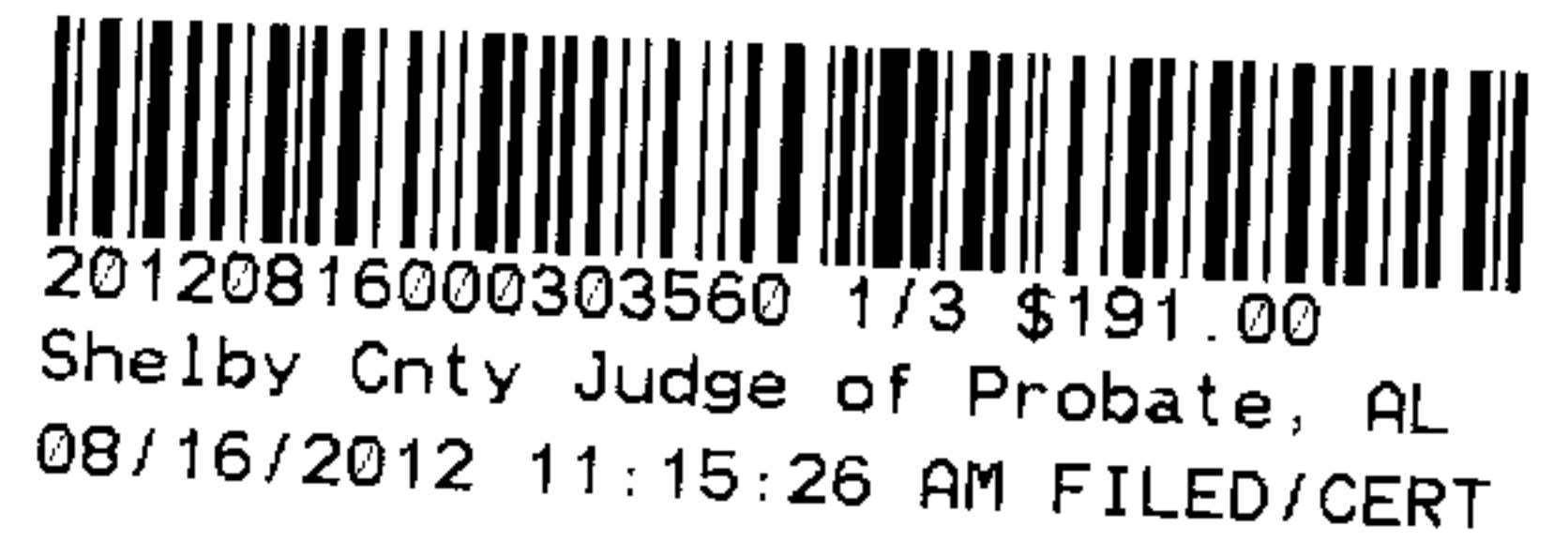


This instrument was prepared by:  
William H. Halbrooks, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Benjamin F. Jackson  
108 Wixford Way  
Alabaster, AL 35007



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 Seventy-One Thousand and No/100 -----  
-----(\$171,000.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we, William F. Chilton, an unmarried man, Mark William Chilton, a married man, Deborah Chilton McWaters, a married woman, and Elisabeth Shirlee Hethcox, a married woman

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto Benjamin F. Jackson and Shirley A. Jackson

(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 369, according to the Survey of Weatherly, Wixford Moor, Sector 24, as recorded in Map Book 20, Page 144, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

The above described property does not constitute the homestead of the grantors, nor their spouses.

Note: Deborah Jeannene McWaters and Deborah Chilton McWaters are one and the same person.

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 29th day of June, 2012.

By: William F. Chilton (Seal) By: Mark William Chilton (Seal)  
William F. Chilton by Deborah Chilton McWaters, Mark William Chilton  
his Attorney-in-Fact

By: Deborah Chilton McWaters (Seal) By: Elisabeth Shirlee Hethcox (Seal)  
Deborah Chilton McWaters Elisabeth Shirlee Hethcox



20120816000303560 2/3 \$191.00  
Shelby Cnty Judge of Probate, AL  
08/16/2012 11:15:26 AM FILED/CERT

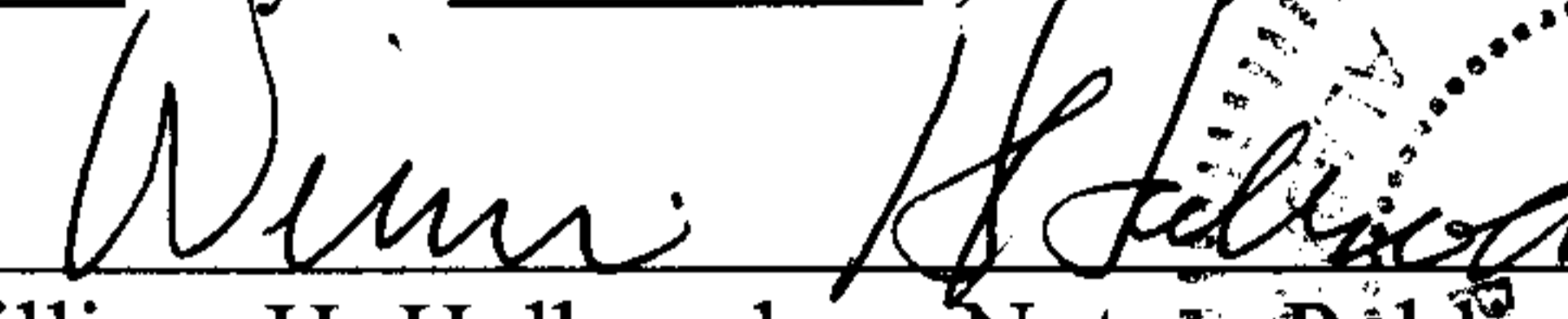
STATE OF ALABAMA )  
 )  
JEFFERSON COUNTY )

Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah Chilton McWaters whose name as Attorney-in-Fact for/of William F. Chilton, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June, A.D., 2012.

My Commission Expires: 4/21/16

  
William H. Halbrooks, Notary Public




STATE OF ALABAMA )  
 )  
COUNTY OF JEFFERSON )

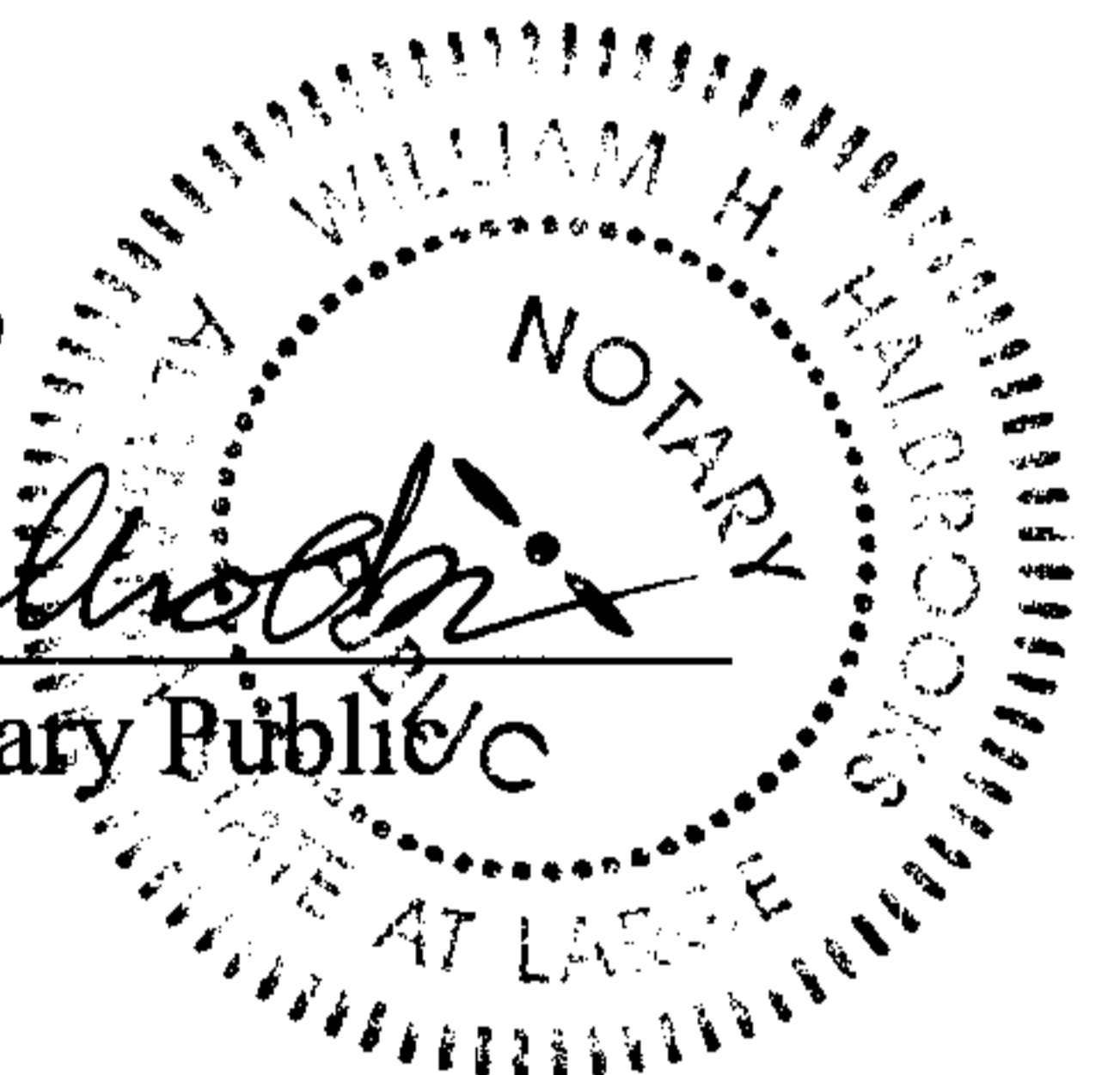
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark William Chilton, Deborah Chilton McWaters, and Elisabeth Shirlee Hethcox, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June, 2012.

My Commission Expires: 4/21/16

  
William H. Halbrooks, Notary Public



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William F. Chilton
Mailing Address MARK William Chilton
Deborah Chilton McWaters
Elisabeth Shirley Hethcox

Grantee's Name Benjamin F. Jackson
Mailing Address Shirley A. Jackson
108 Wixford Way
Alabaster, AL 35007

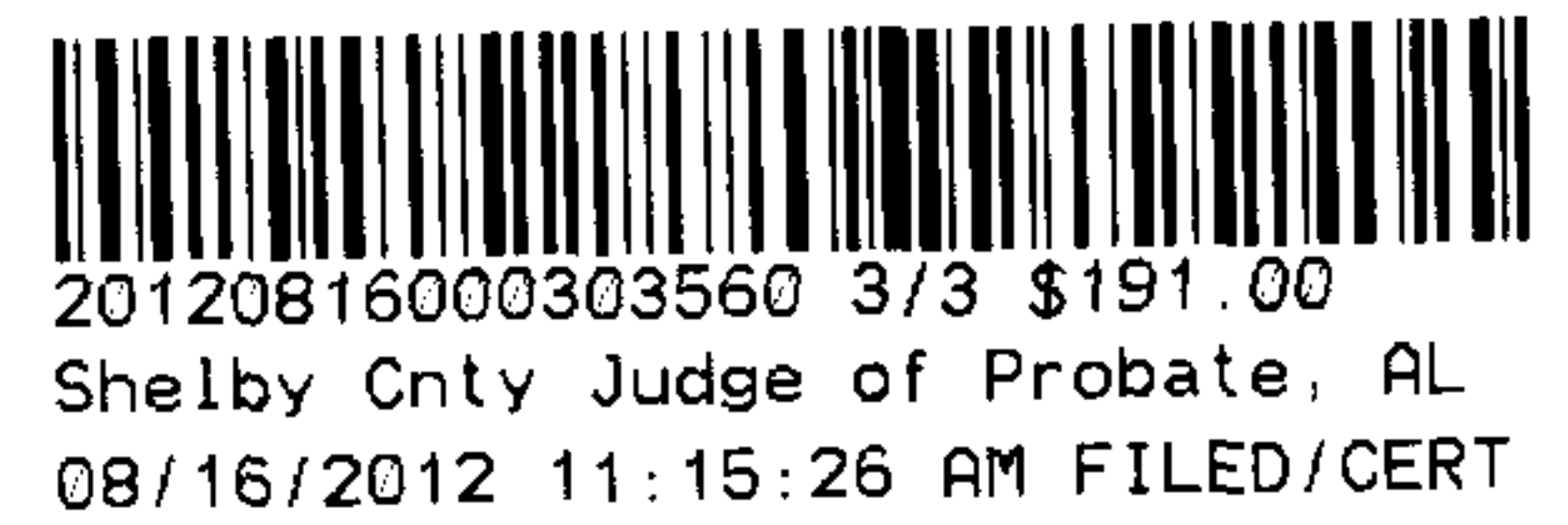
Property Address

Date of Sale 6-29-12
Total Purchase Price \$ 171,000.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
Sales Contract
Closing Statement

Appraisal
Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h). WILLIAM H. HALBROOKS

Date 8/15/12

Print #1 INDEPENDENCE PLAZA #704
BIRMINGHAM, ALABAMA 35209

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one