

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty One Thousand and 00/100 (\$41,000.00) Dollars to the undersigned Frederick E. Fulghum, a married man, whose mailing address is 104 Willow Bend Drive, Chelsea, Alabama 35043, herein referred to as Grantor, in hand paid by James S. Stuart, herein referred to as Grantee, the receipt of which is acknowledged, the said Grantor does grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama:

Commence at the Southwest corner of the Southeast one-fourth of the Southwest one-fourth of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama; thence proceed North along the West boundary of said quarter-quarter section for a distance of 1338.21 feet to the Northwest corner of said Southeast one-fourth of the Southwest one-fourth of said Section 19; thence turn a deflection angle of 45°41'47" to the right and proceed Northeasterly for a distance of 221.61 feet to the point of beginning. From this beginning point proceed North 57°30'55" East for a distance of 356.07 feet to an axle in place; thence proceed North 58°14'35" East for a distance of 134.62 feet to an axle in place being located on the Westerly right-of-way of Sun Valley Circle; thence proceed North 25°53'30" West along the Westerly right-of-way of said road for a distance of 96.62 feet to a 1/4" rebar in place; thence proceed South 68°36'51" West for a distance of 116.80 feet to a leaf spring in place; thence proceed South 35°17'32" East for a distance of 17.46 feet to a 5/8" rebar in place; thence proceed South 52°35'11" West for a distance of 416.79 feet to a fence post; thence proceed South 55°41'57" East for a distance of 69.11 feet to the point of beginning.

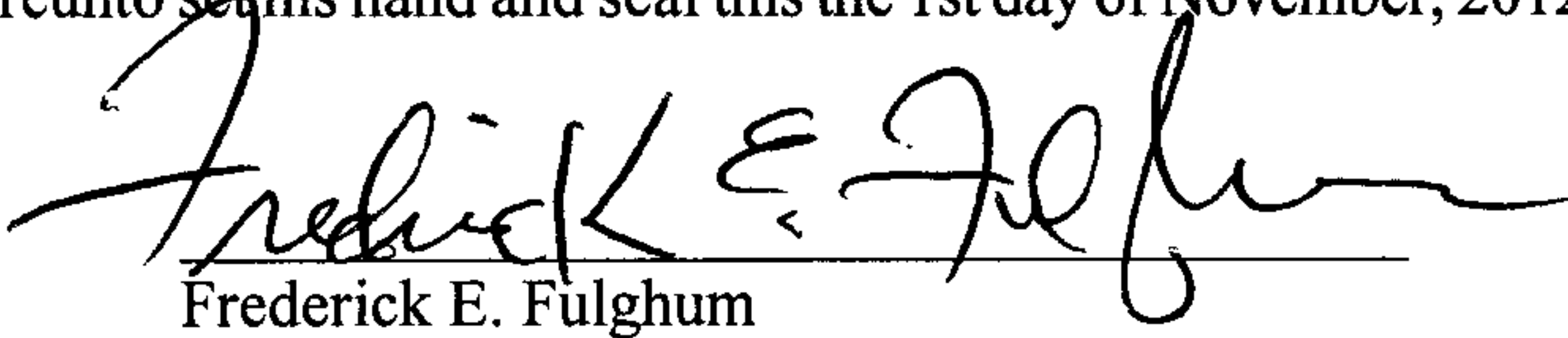
The above described land is located in the Southeast one-fourth of the Southwest one-fourth of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, and contains 1.02 acres, said property being the same as shown by deed on record in the Office of the Judge of Probate of Shelby County, Alabama, as Inst. #201106145000175590, pages 1-2.

The above described real estate is no part or portion of the homestead of the Grantor herein or his spouse.

TO HAVE AND TO HOLD unto the Grantee his heirs and assigns, forever, together with any and all remainder or reversion interest therein;

AND THE GRANTOR does for himself and for his heirs, executors, and administrators, covenant with the Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done hereby, that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter here stated.

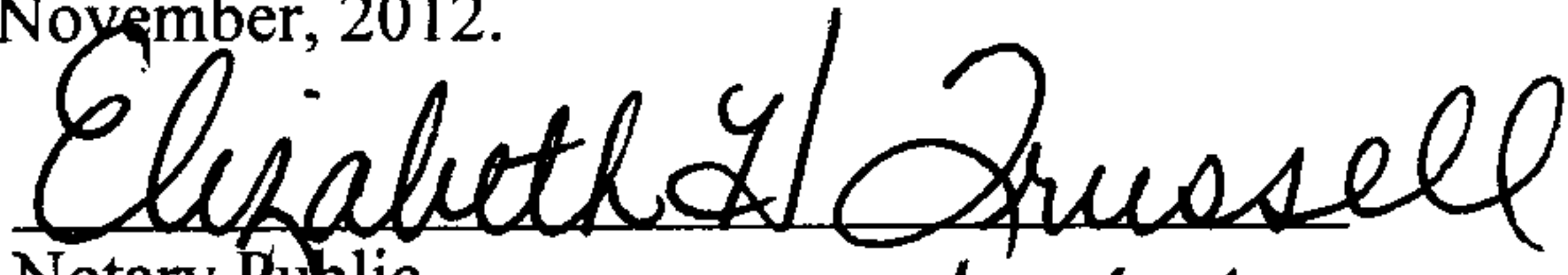
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 1st day of November, 2012.


Frederick E. Fulghum

STATE OF ALABAMA)
TALLADEGA COUNTY)

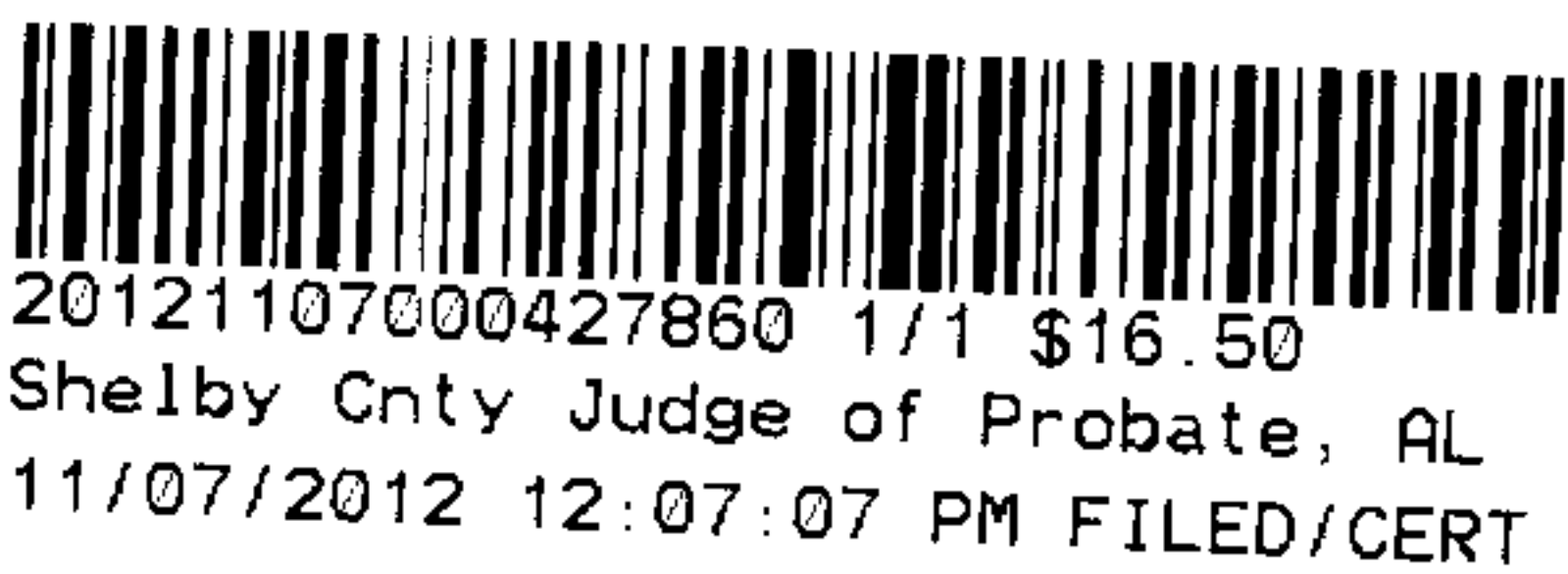
I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Frederick E. Fulghum, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument,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

Given under my hand and official seal this 1st day of November, 2012.


Notary Public
My Commission Expires: 9/16/14

Grantee's Address:

321 Sun Valley Circle
Sterrett, AL 35147



THIS INSTRUMENT PREPARED BY:

LIVINGSTON & HARKINS, LLC
26 NORTH NORTON AVENUE
SYLACAUGA, ALABAMA 35150