

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:  
Andre Luiz Toporovicz & Lisa Toporovicz  
106 Big Oak Drive  
Maylene, AL 35114

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY )

That in consideration of \$265,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Larry N. Bennett and Julia M. Bennett, husband and wife, whose mailing address is

1506 SHORT CREEK ROAD WHEELING WV 26003 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Andre Luiz Toporovicz and Lisa Toporovicz, whose mailing address is 106 Big Oak Drive, Maylene, AL 35114 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 106 Big Oak Drive, Maylene, AL 35114; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

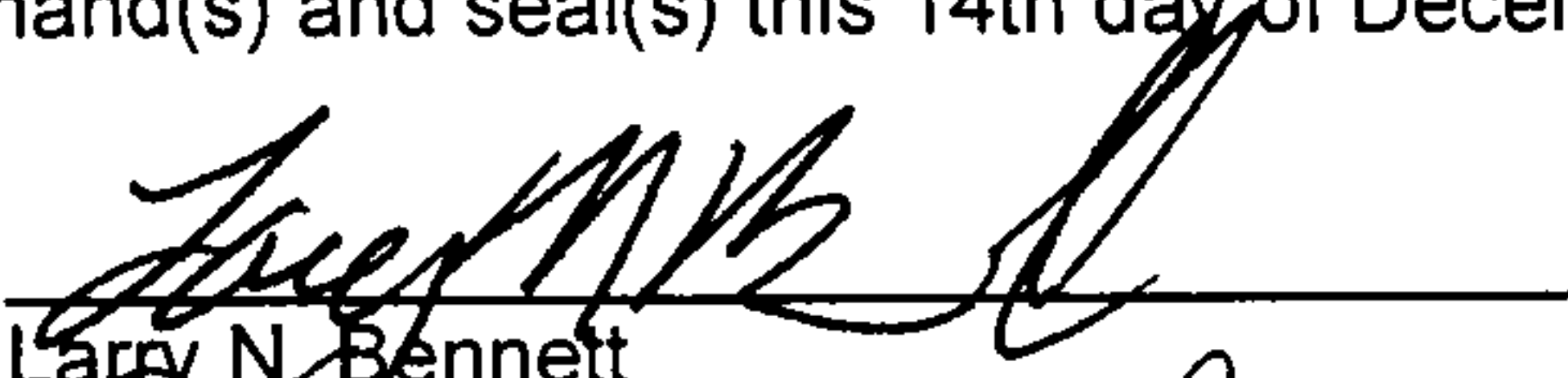
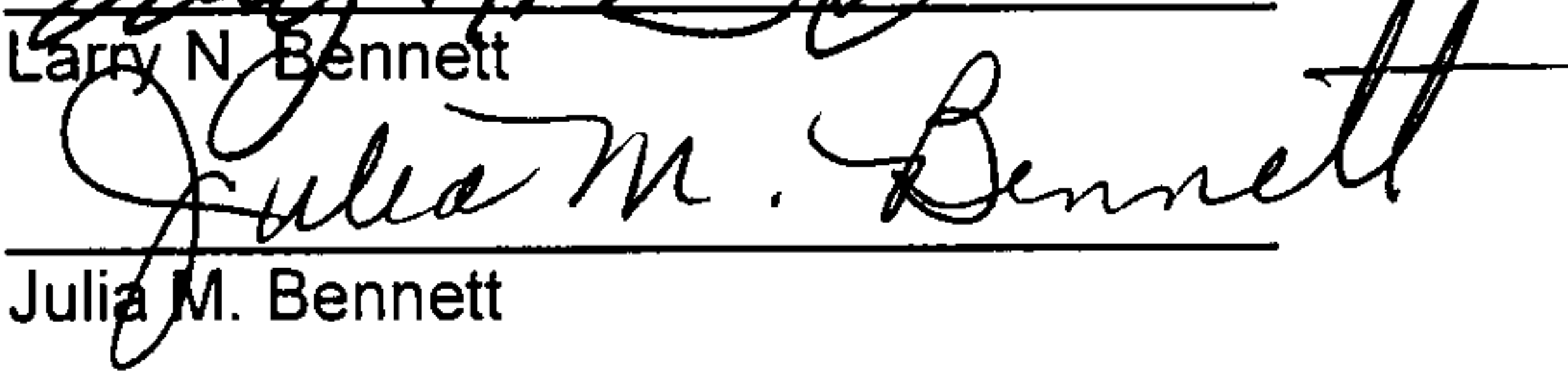
Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$225,250.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

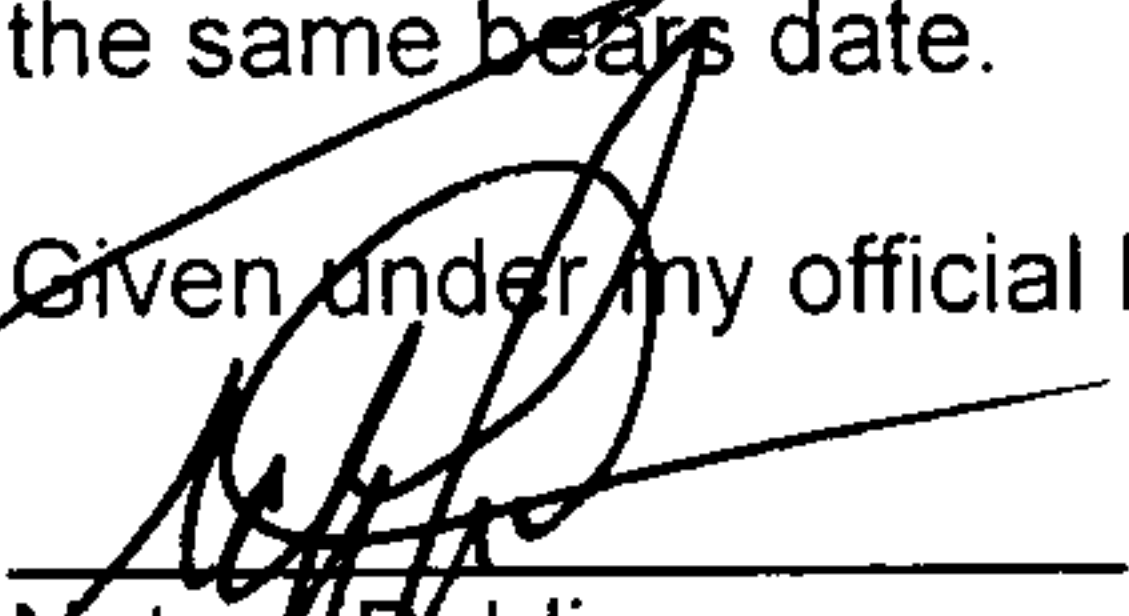
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 14th day of December, 2012.

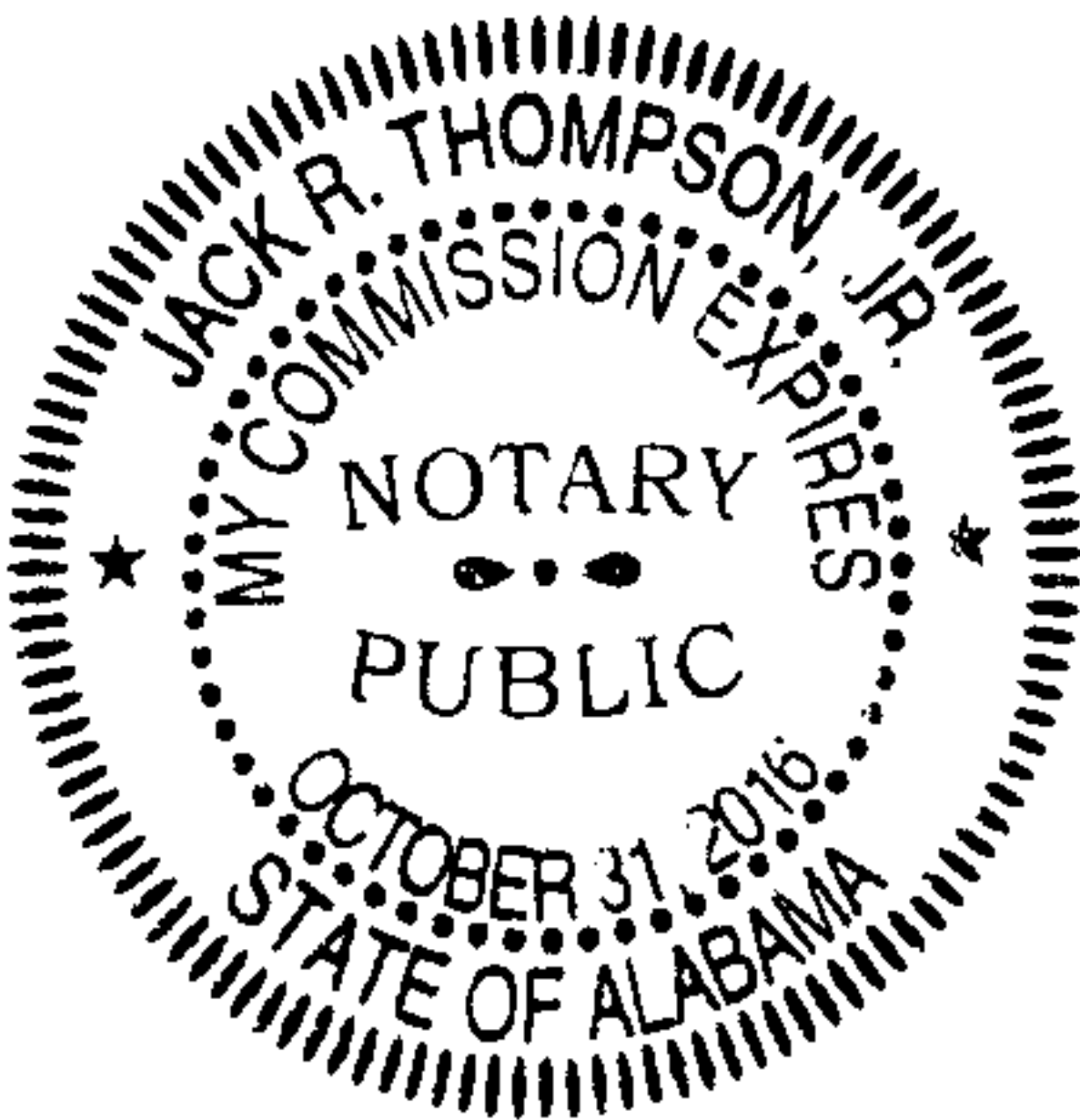
  
Larry N. Bennett  
  
Julia M. Bennett

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Larry N. Bennett and Julia M. Bennett, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 14th day of December, 2012.

  
Notary Public  
Commission Expires: 10/31/2016




Shelby County, AL 12/18/2012  
State of Alabama  
Deed Tax: \$40.00

EXHIBIT "A"  
Legal Description

A parcel of land situated in the Southeast ¼ of the Northwest ¼ of Section 16, Township 21 South, Range 3 West, described as follows:

Commence at the Northeast corner of the Southeast ¼ of the Northwest ¼ of Section 16 and go South 89 degrees 34 minutes 18 Seconds West along the North Boundary of said ¼ - ¼ section 634.50 feet to the point of beginning; thence continue South 89 degrees 34 minutes 18 seconds West for 160.00 feet; thence South 4 degrees 04 minutes 20 seconds West for 656.14 feet to the North boundary of Big Oak Drive; thence two (2) courses along said boundary as follows:

Go North 78 degrees 27 minutes 45 seconds East for 28.60 feet to the beginning of a curve to the right, said curve having a central angle of 10 degrees 52 minutes 14 seconds and a radius of 1175.92 feet; thence along said curve 223.10 feet; thence North 3 degrees 55 minutes 20 seconds West for 627.75 feet to the point of beginning.

  
20121218000483510 2/2 \$55.00  
Shelby Cnty Judge of Probate, AL  
12/18/2012 11:48:22 AM FILED/CERT