

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:  
Scott Bailey & Brooke Bailey  
3116 Highland Lakes Road  
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$312,500.00, 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 James Howard Stone, by Don Morgan as attorney in fact by power of attorney filed in Instrument # 201302050000 50780, and Margaret A. Stone, by Don Morgan as attorney in fact by power of attorney filed in Instrument # 201302050000 50760, husband and wife, whose mailing address is 2180 Gordon Crossing Gallatin, TN 37066 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Scott Bailey and Brooke Bailey, whose mailing address is 3116 Highland Lakes Road, Birmingham, AL 35242 (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 3116 Highland Lakes Road, Birmingham, AL 35242; to-wit:

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

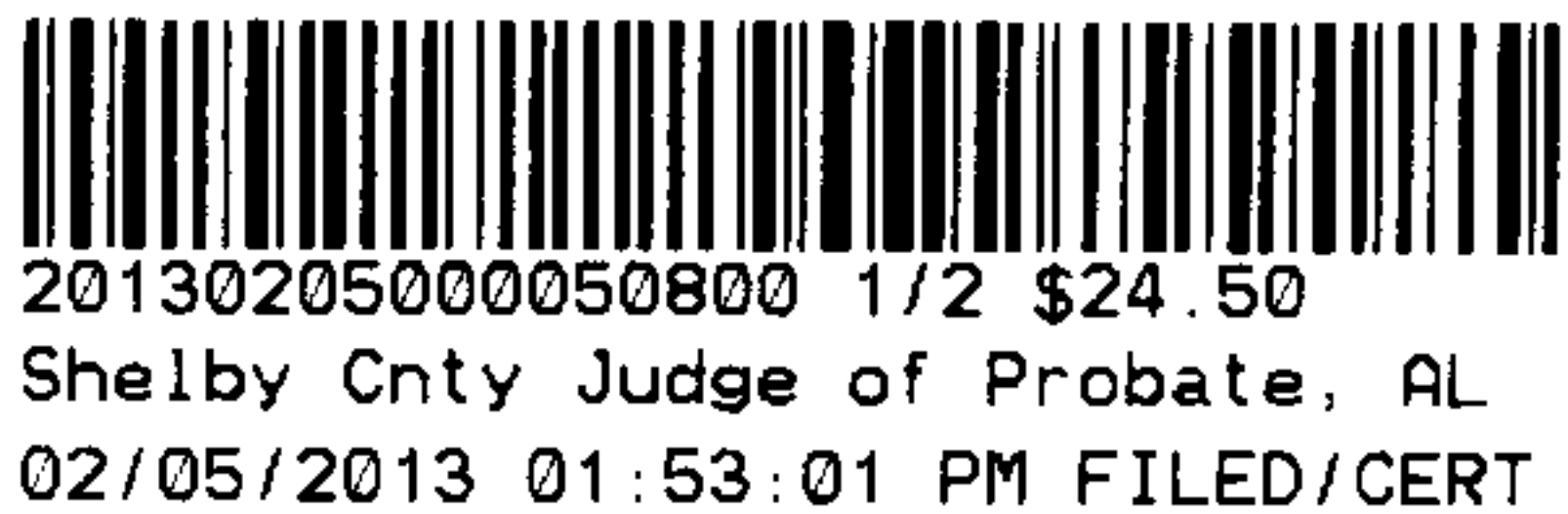
Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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; \$303,125.00 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 30th day of January, 2013.



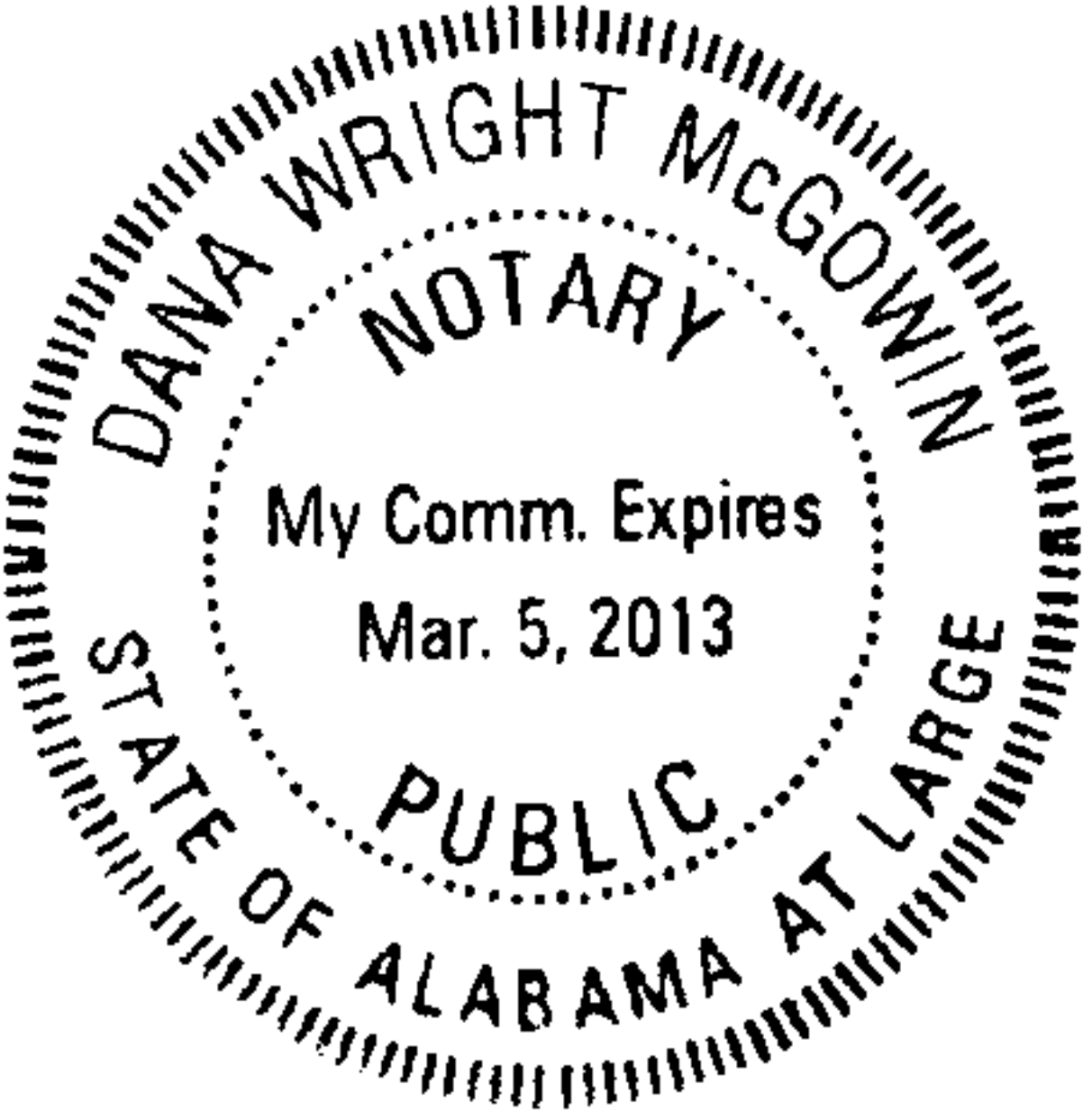
*James Howard Stone, by*  
*Don Morgan as attorney in fact*  
James Howard Stone  
*Margaret A. Stone, by*  
*Don Morgan as attorney in fact*  
Margaret A. Stone

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that James Howard Stone, by Don Morgan as attorney in fact, and Margaret A. Stone, by Don Morgan as attorney in fact, 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 30th day of January, 2013.

*[Signature]*  
Notary Public  
Commission Expires: 3/5/13



Shelby County, AL 02/05/2013  
State of Alabama  
Deed Tax: \$9.50

EXHIBIT "A"  
Legal Description

Lot 807, According to the Map of Highland Lakes, 8th Sector, an Eddleman Community, as recorded in Map Book 23, Page 145, in the Probate Office of Shelby County, Alabama.

Together with a nonexclusive easement to use the private roadways and common areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, as recorded in Instrument NO. 1994-07111 and amended in Instrument No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 8th Sector, as recorded in Instrument No. 1998-15147, in the Probate Office of Shelby County, Alabama. (which, together with all amendments thereto, is hereinafter collectively referred to as, the " Declaration").

