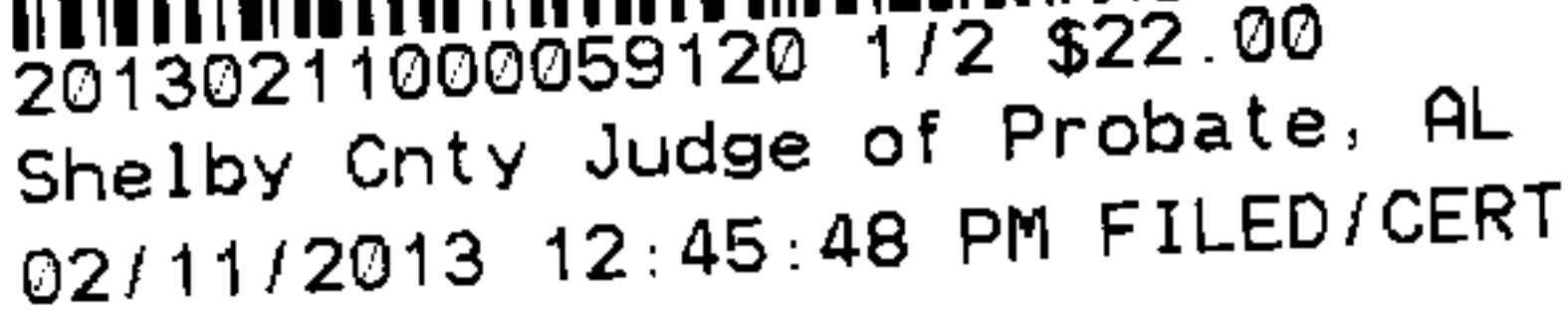




WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$7,000.00, 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 Rebecca J. Gordon, as Personal Representative of the Estate of Floyd G. Saunders, Jr., deceased, Probate Case #43962 in the Probate Office of Jefferson County Alabama, whose mailing address is 4094 Alston Lane Birmingham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mark S. Achuff and Mary Melissa Cantley Achuff, whose mailing address is 3205 Tam-O-Shanter Ln, Birmingham, AL 35242 (herein referred to 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 , , AL ; 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; \$ 9 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 22nd day of January, 2013.

Shelby County, AL 02/11/2013
State of Alabama
Deed Tax: \$7.00

Rebecca J. Gordon, as Personal Representative
of the Estate of Floyd G. Saunders, Jr., deceased,
Probate Case #43962 in the Probate Office of
Jefferson County Alabama

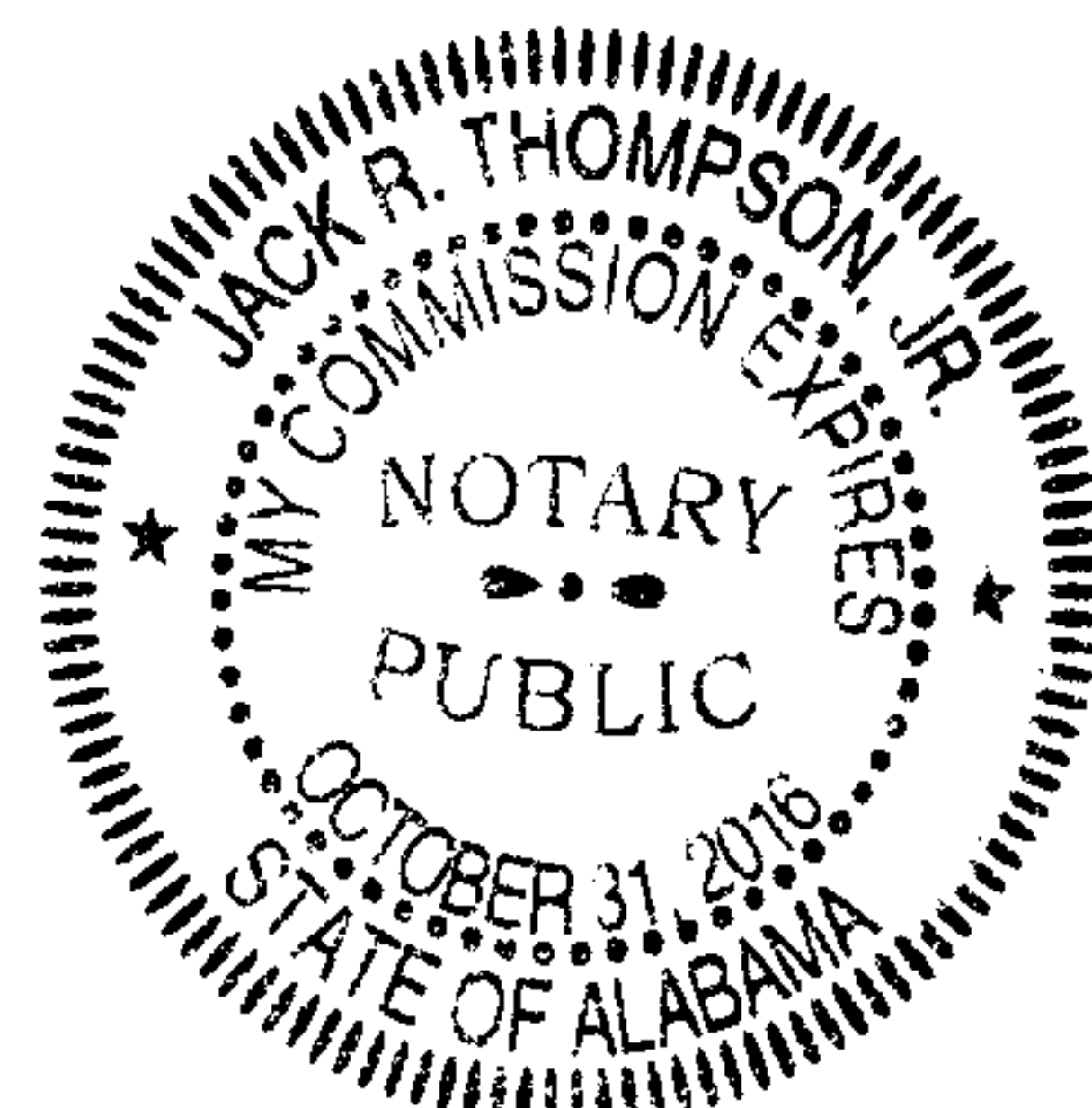
BY:

State of Alabama
Jefferson County

I, the undersigned, a notary for said County and in said State, hereby certify that Rebecca J. Gordon whose name as Personal Representative of the Estate of Floyd G. Saunders, Jr. 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 said instrument, she, in her capacity as such Personal Representative of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 22nd day of January, 2013.

Notary Public
Commission Expires: 10/31/2016



S13-0081

EXHIBIT "A"
Legal Description

Parcel 1:

A parcel of land situated in the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said 1/4-1/4 section; thence in a Westerly direction along the South boundary of said 1/4-1/4 section a distance of 330.67 feet; thence turn an angle of 90 degrees 54 minutes to the right, in a Northerly direction 1,204.52 feet to the point of beginning; thence continue along last described course, a distance of 123.42 feet to intersection with the Northerly boundary line of said 1/4-1/4 section; thence 89 degrees 56 minutes right in an Easterly direction along said Northerly boundary 231.98 feet to intersection with the West right-of-way of a public road (Shelby County Highway 71); thence 80 degrees 10 minutes (deed 88 degrees 10 minutes) to the right in a Southeasterly direction along said right-of-way 125.03 feet; thence turn an angle of 99 degrees 47 minutes to the right in a Westerly direction 253.47 feet to the point of beginning.

Parcel 2:

A parcel of land situated in the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 24 North, Range 15 East; thence in a Westerly direction along the North boundary of said 1/4-1/4 Section a distance of 38.34 feet to intersection with the West right-of-way line of a public road (Shelby County Highway 71), said intersection being the point of beginning; thence continue in a Westerly direction along the North boundary 250.67 feet; thence turn an angle of 89 degrees 18 minutes to the left in a Southerly direction 135.00 feet to intersection with the North right-of-way of another public road (Woodland Drive); thence turn an angle of 90 degrees 42 minutes to the left in an Easterly direction along said North right-of-way 249.34 feet to intersection with said West right-of-way; thence turn an angle of 89 degrees 01 minutes 12 seconds to the left in a Northerly direction along said West right-of-way a distance of 135.00 feet to the point of beginning. Less and Except a 20.00 feet easement along the South boundary of this property.



20130211000059120 2/2 \$22.00
Shelby Cnty Judge of Probate, AL
02/11/2013 12:45:48 PM FILED/CERT