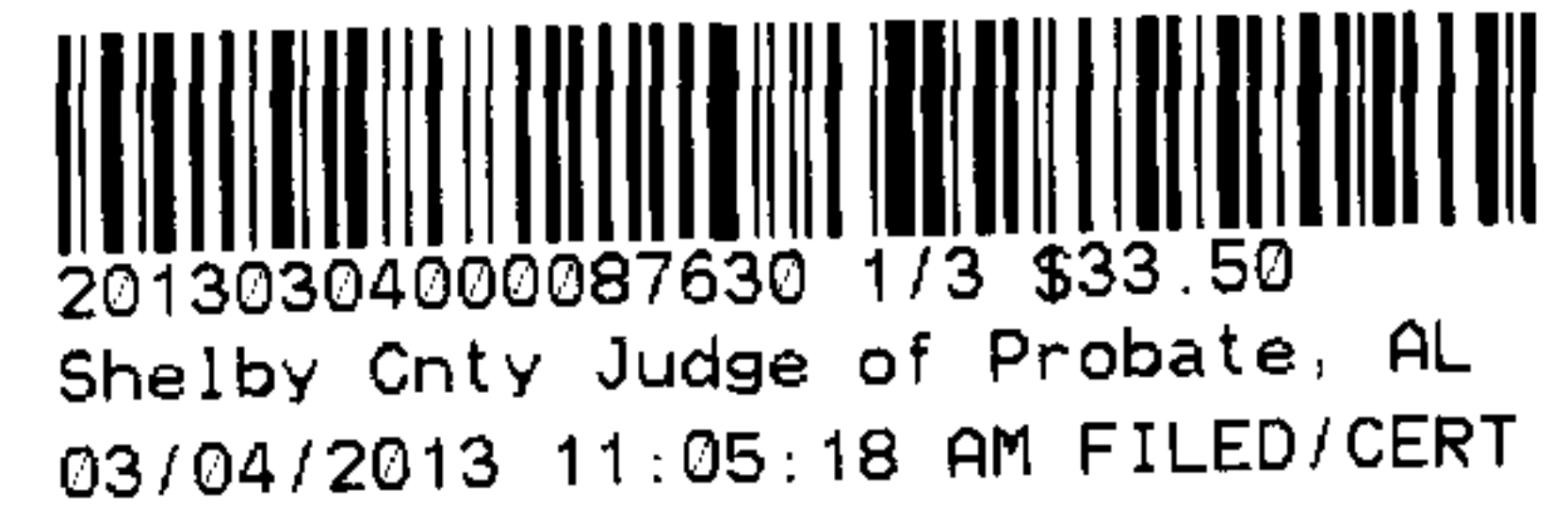


This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Neil Morton and Kelli Morton
101 Meyer Street
Columbiana, Alabama 35051



WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this February 28, 2013, That for and in consideration of **ONE HUNDRED FIFTY ONE THOUSAND AND NO/100 (\$151,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **JOHN MARK FREY and AMANDA C. FREY**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **NEIL MORTON and KELLI MORTON**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

A part of the NE ¼ of NE ¼ of Section 26, Township 21, Range 1 West, more particularly described as follows: Commencing at the NE corner of said forty and run along north line of said forty South, 86 degrees 30 minutes West, a distance of 420.43 feet to the back of concrete curb on East margin of Main Street in Town of Columbiana, Alabama; thence along curb line South, 3 degrees 05 minutes East a distance of 304.46 feet to South line of an alley or street leading East from Main Street; thence along said street South, 88 degrees 59 minutes East a distance of 197.50 feet to point of beginning of lot herein described; thence run along East line of Luther Curlee lot and Thomas Minor lots South, 5 degrees 16 minutes East a distance of 270.65 feet; thence along North line of Elmer Davis lot North, 84 degrees 44 minutes East, 144.78 feet to SW corner of T.C. Rush lot; thence along West line of Rush lot North, 3 degrees 42 minutes West 264.99 feet to South line of Street or alley; thence along said alley South, 86 degrees 54 minutes West a distance of 151.96 feet to point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2013 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.


6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

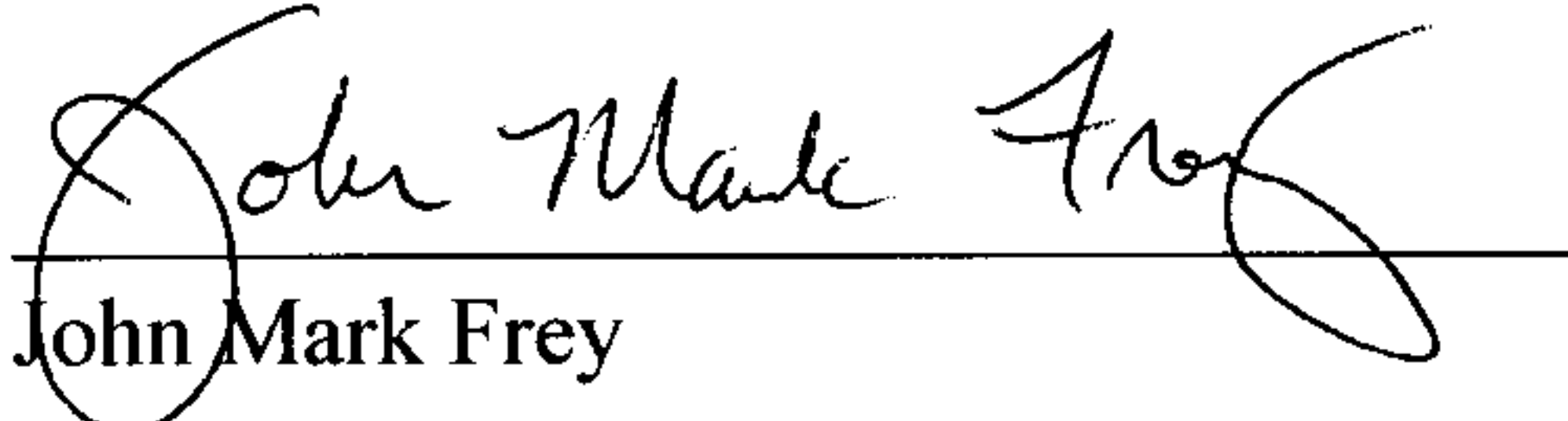
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

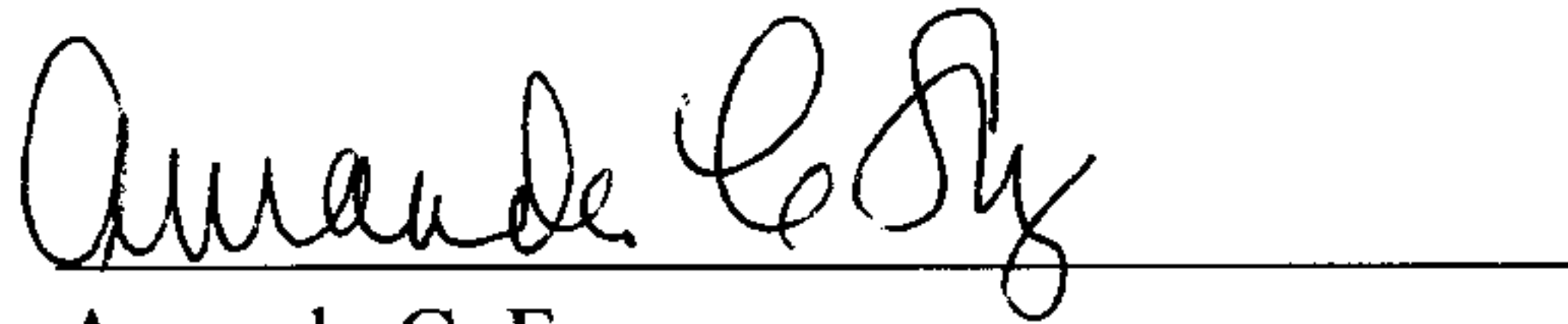
AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of February 28, 2013.

GRANTORS:


20130304000087630 2/3 \$33.50
Shelby Cnty Judge of Probate, AL
03/04/2013 11:05:18 AM FILED/CERT

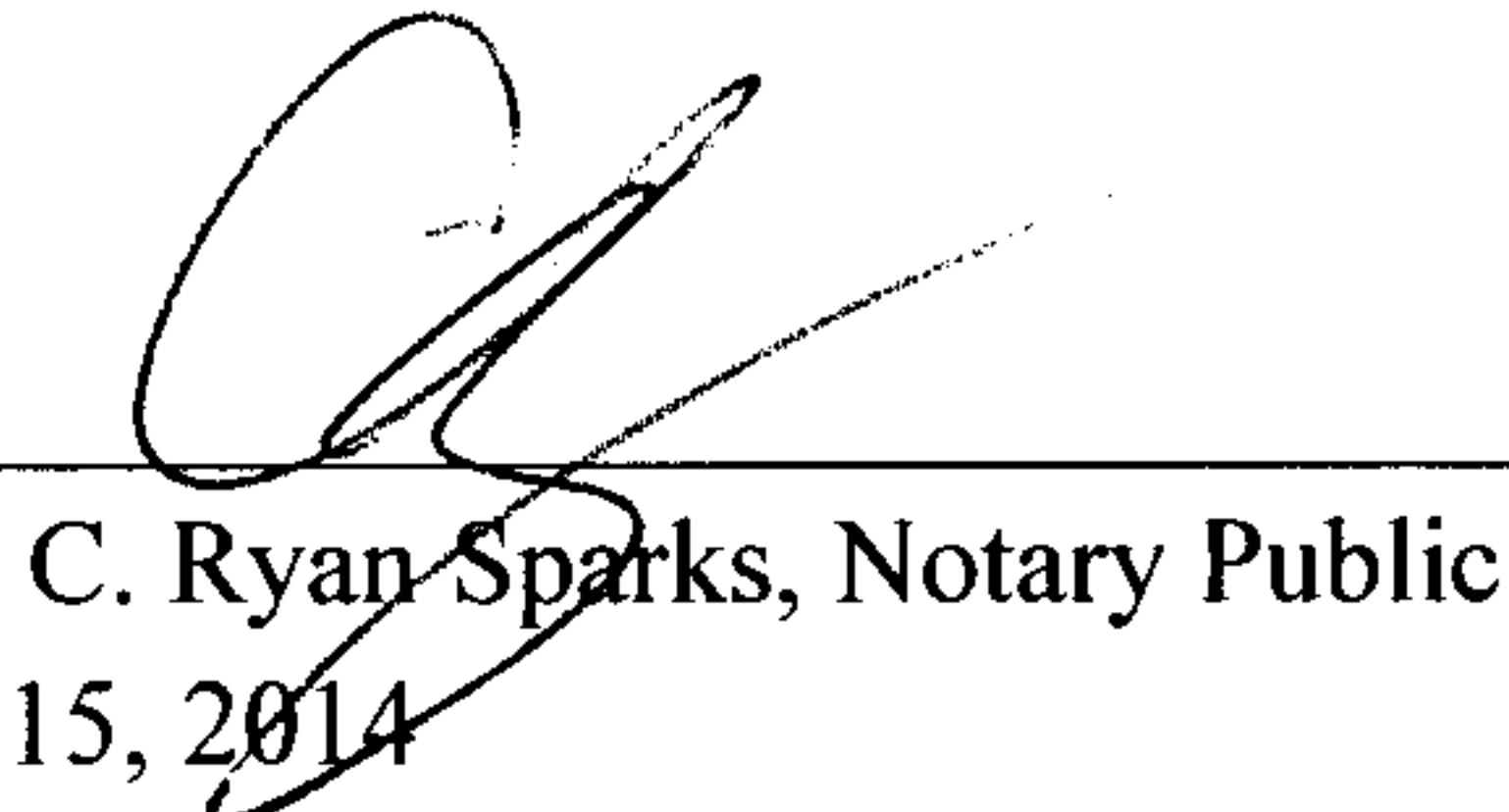

John Mark Frey


Amanda C. Frey

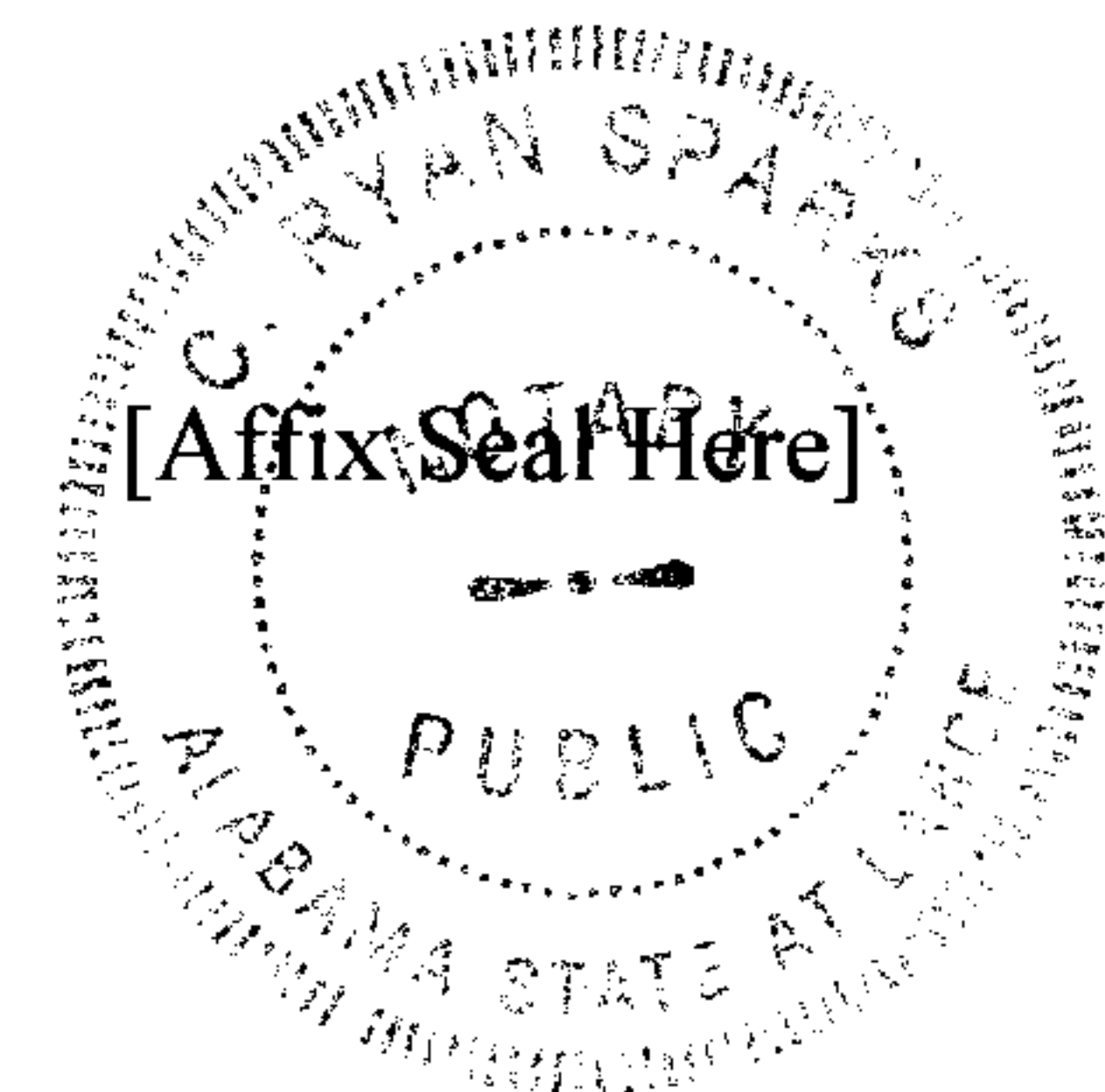
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that John Mark Frey and Amanda C. Frey, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, John Mark Frey and Amanda C. Frey each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of February 28, 2013.


C. Ryan Sparks, Notary Public

My Commission Expires: December 15, 2014



Real Estate Sales Validation Form

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

Grantor's Name John Mark Frey
Mailing Address 101 Meyer ST.
Columbiana AL 35051

Grantee's Name Neil Morton
Mailing Address Kelli Morton
501 Horizon Rd
Mayfield AL 35114

Property Address 101 Meyer ST
Columbiana AL 35051

Date of Sale 2/28/13
Total Purchase Price \$ 151,000



20130304000087630 3/3 \$33.50
Shelby Cnty Judge of Probate, AL
03/04/2013 11:05:18 AM FILED/CERT

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).

Date _____

Print C Ryan Sparks

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1