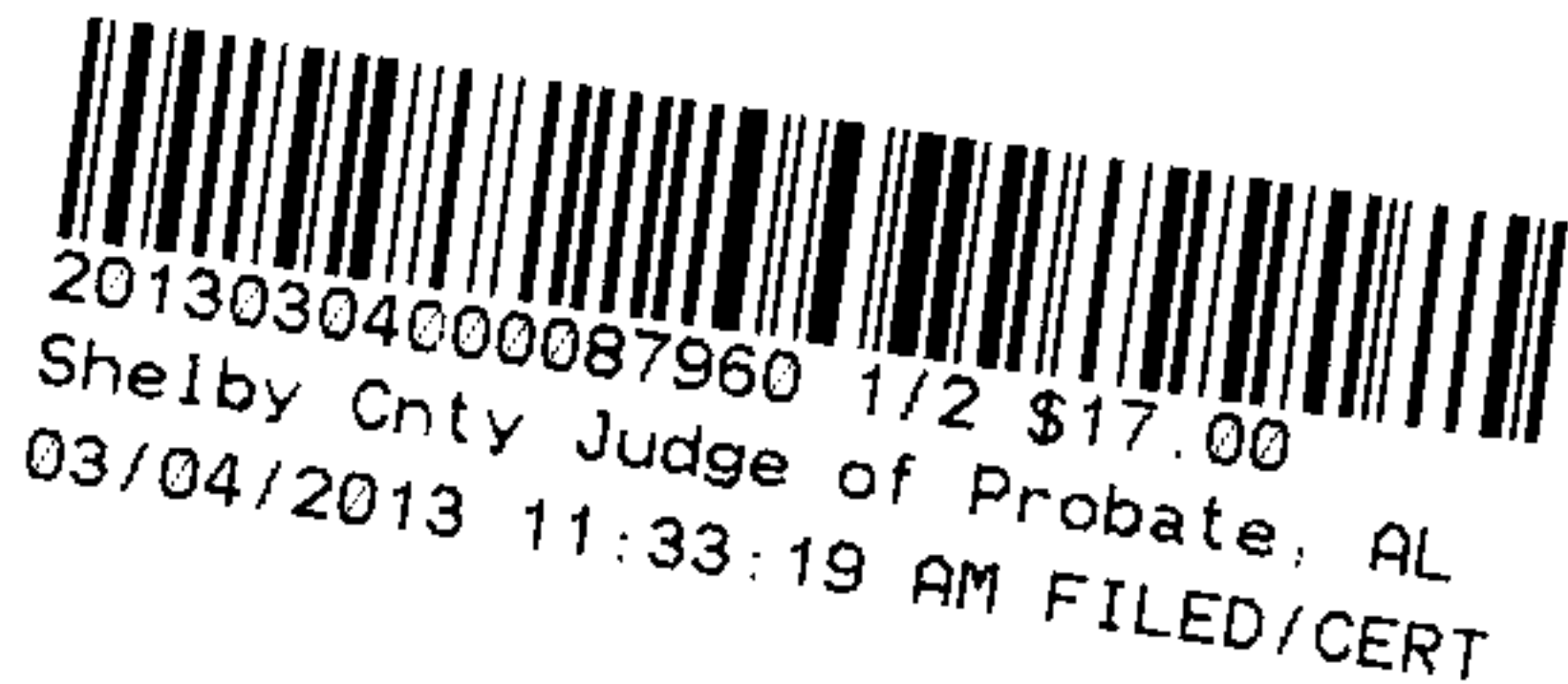


This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Niki Gartmann
19 Monte Bello Lane
Montevallo, AL 35115

Warranty Deed



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

That in consideration of \$109,900.00, 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 John Russell Davenport, Personal Repersentative of the Estate of Carl Carson Davenport, deceased, Probate Case No. PR-2012-000326, Carl Carson Davenport being the surviving grantee of the deed recorded in Deed Book 292, page 427, Elaine J. Davenport having dies on Decempber 13, 2009, whose mailing address is 647 Chinook Dr. Daleville, AL 36322 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Niki Gartmann, whose mailing address is 19 Monte Bello Lane, Montevallo, AL 35115 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 19 Monte Bello Lane, Montevallo, AL 35115; 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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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; \$107,908.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, John Russell Davenport, Personal Repersentative of the Estate of Carl Carson Davenport, deceased, Probate Case No. PR-2012-000326, Carl Carson Davenport being the surviving grantee of the deed recorded in Deed Book 292, page 427, Elaine J. Davenport having dies on Decempber 13, 2009 has/have hereunto set his/her/their hand(s) and seal(s) , this 26th day of February, 2013.

John Russell Davenport, Personal
Repersentative of the Estate of Carl Carson
Davenport

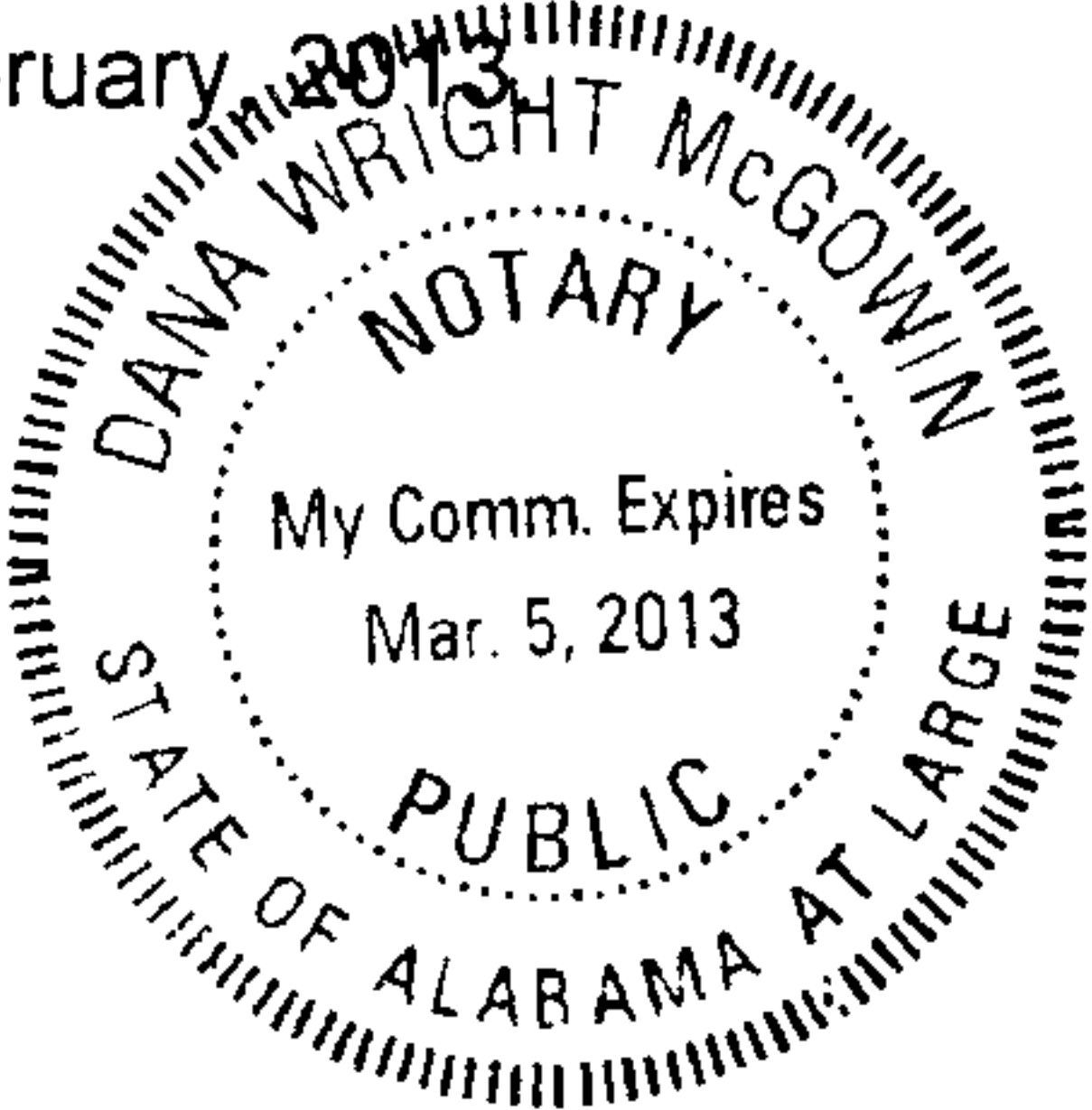
BY: John Russell Davenport

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that John Russell Davenport whose name as Personal Representative of the Estate of Carl Carson Davenport 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, he, in ??Enter his if a he and her if a she?? 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 26th day of February 2013

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



Shelby County, AL 03/04/2013
State of Alabama
Deed Tax: \$2.00

EXHIBIT "A"
Legal Description


20130304000087960 2/2 \$17.00
Shelby Cnty Judge of Probate: AL
03/04/2013 11:33:19 AM FILED/CERT

Lot 19, according to the Survey of Monte Bello as recorded in Map Book 6, page 23, in the Probate Office of Shelby County, Alabama.