

SPECIAL WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Thousand and no/100's Dollars (\$20,000.00)** and other good and valuable consideration to the undersigned grantor,

Union State Bank

(hereinafter referred to a grantor) in hand paid by the grantees the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Carolyn J. Wayland, Chalmer G. Weyland, Jr. and Elizabeth B. Wayland

(hereinafter referred to as grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 664 according to the Survey of Deer Ridge Lakes. Sector 6. Phase 2 as recorded in Map Book 37, Page 59 in the Office of the Judge of Probate of Shelby County, Alabama.

Grantor only warrants title from the time grantor obtained title until the date grantor conveys it's interest in the aforesaid property to grantees.

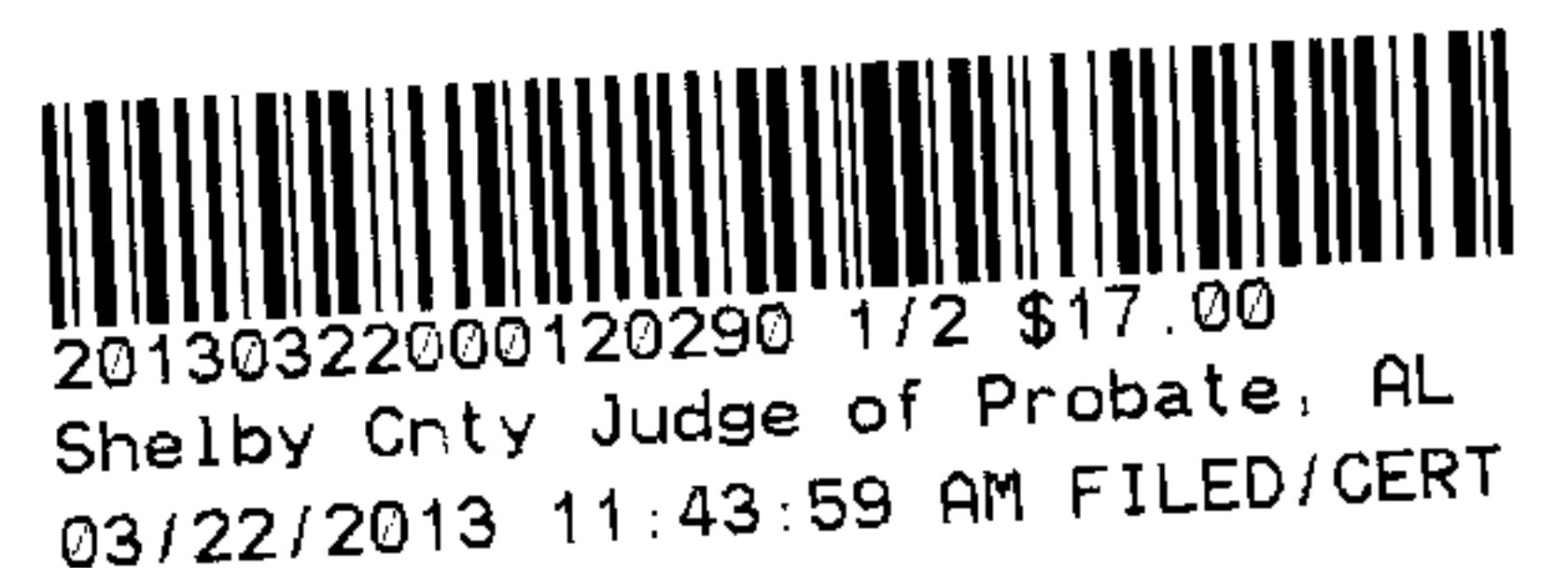
Grantor represents that although a homeowners association and architectural committee are referred to in the covenants applicable to the property conveyed herein that no homeowners association or architectural committee has ever been established or operated to our knowledge. Grantor is the owner of the majority of the lots within this subdivision and has approved plans for the improvements to be constructed on the lot conveyed. Such plans comply with the building requirements set forth In the covenants for this subdivision.

TO HAVE AND TO HOLD, unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event that one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said grantor, by its officer who is authorized to execute this conveyance has hereunto set its signature and seal this the 20th day of March, 2013.

ATTEST:

Grantor's signature and Notary on next page



ATTEST:

Union State Bank

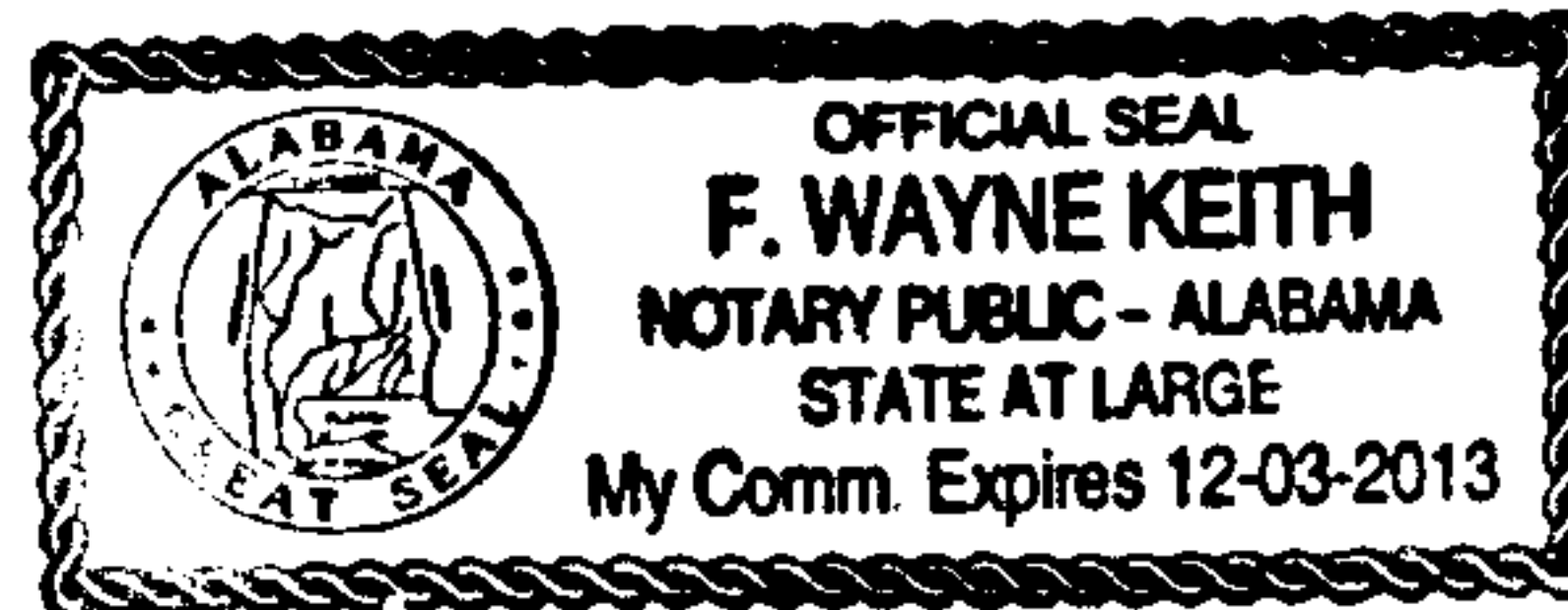


Thomas E. Thornton
It's Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Thomas E. Thornton, whose name as Vice President of Union State Bank, a corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 20th day of March, 2013.





Notary Public

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith, PC
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Carolyn J. Wayland
2967 Lake Park Circle
Birmingham, Alabama 35242

Grantor's Name: Union State Bank

Grantees' Name: Carolyn J. Wayland
Chalmer G. Wayland, Jr.
Elizabeth B. Wayland


Mailing Address : 3437 Lorna Road
Birmingham, AL 35216

Mailing Address: 2967 Lake Park Circle
Birmingham, AL 35242

Properly Address: 120 Fallow Circle
Chelsea, Alabama 35043

Date of Transfer: March 20, 2013
Total Purchase Price \$20,000.00
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: Sales Contract and Closing Statement


20130322000120290 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
03/22/2013 11:43:59 AM FILED/CERT