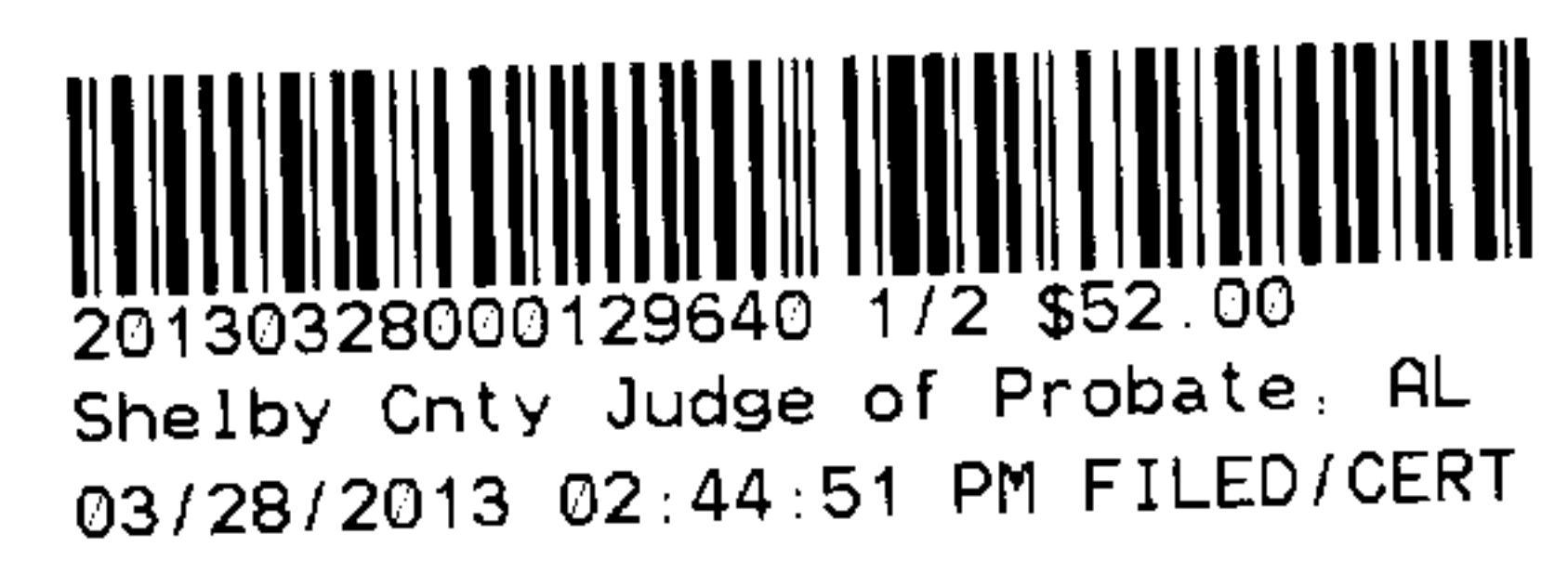


Tax notice to: Jon B. Dixon, 124 Bristol Lane, Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd., Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of SHELBY



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred sixty-nine thousand five hundred and no/100 (\$369,500.00) Dollars, 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

LaTonya H. Allen and her husband Anthony Allen, whose mailing address is:

2635 Valleydale Rd, 35244

(herein referred to as grantor whether one or more), grant, bargain, sell and convey unto

Jon B. Dixon and Kristen E. Dixon, whose mailing address is:

124 Bristol Lane, Birmingham, Al. 35242

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated Shelby County, Alabama, the address of which is: 124 Bristol Lane, Birmingham, Al. 35242 to-wit

Lot 727, according to the Map of Highland Lakes, 7th Sector, an Eddleman Community, as recorded in Map Book 20, Page 58 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$332,550.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event 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.

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.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 21st day of March, 2013

LaTonya H. Allen (Seal)
LATONYA H. ALLEN
Anthony Allen (Seal)
ANTHONY ALLEN

State of Alabama
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LaTonya H. Allen and her husband Anthony Allen, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

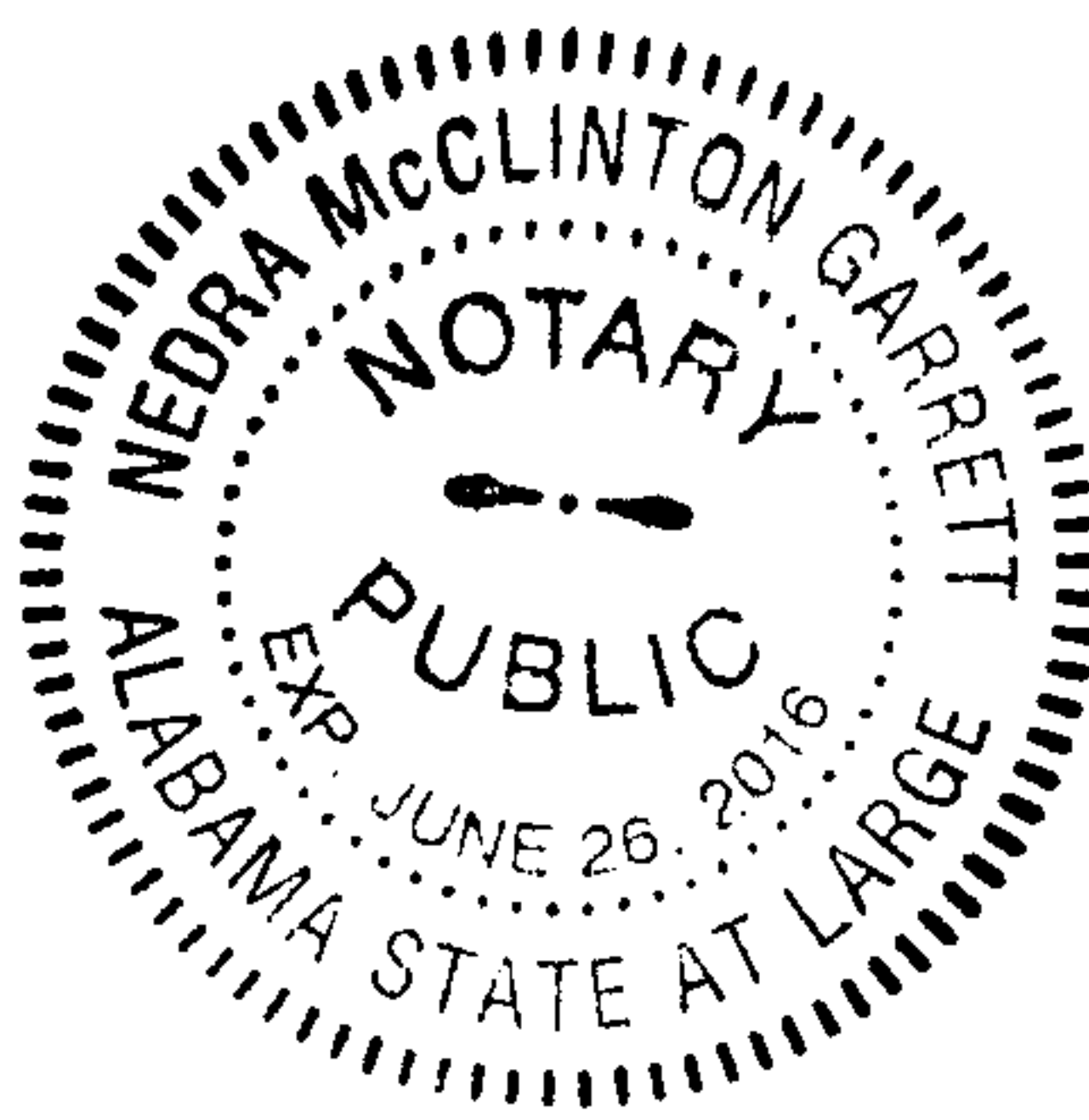
Given under my hand and official seal this the 2nd day of March, 2013.

Nedra M. McClinton Garrett

NOTARY PUBLIC

My commission expires:

6/26/16



20130328000129640 2/2 \$52.00
Shelby Cnty Judge of Probate, AL
03/28/2013 02:44:51 PM FILED/CERT