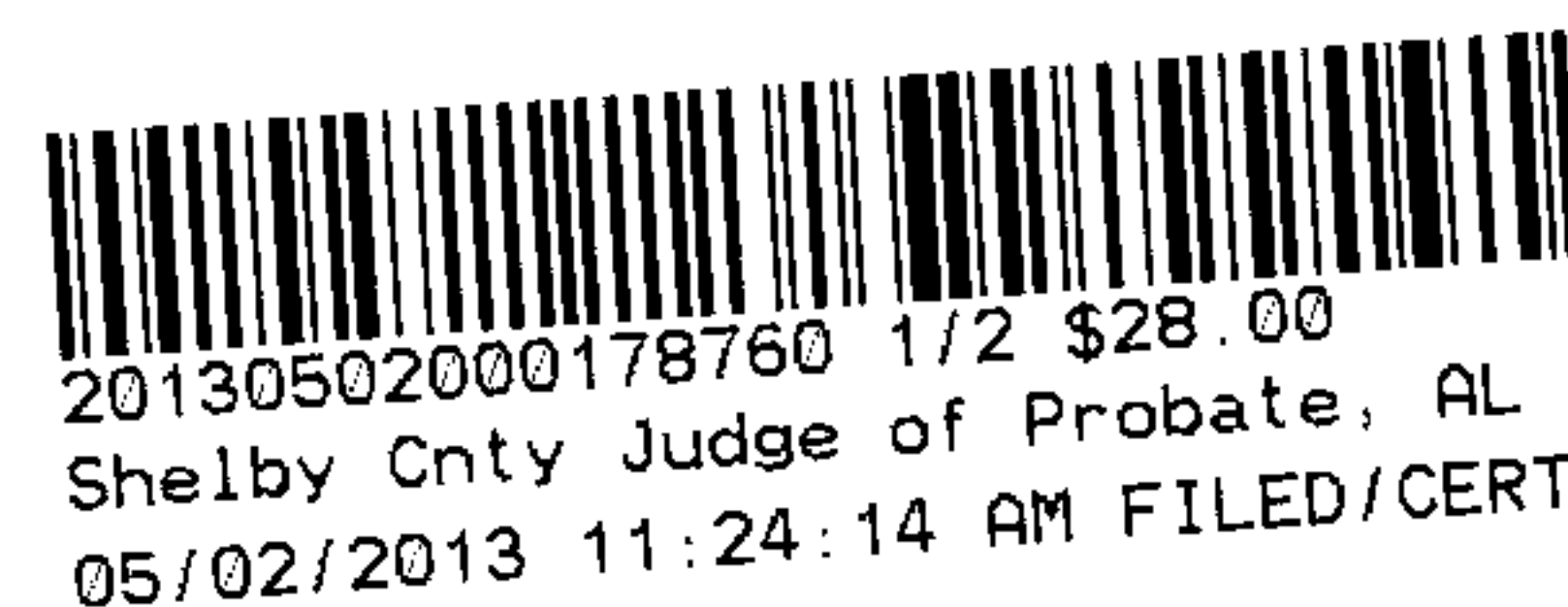


Send tax notice to: Bruce A. Culbertson, 609 Park Forest Lane, Alabaster, Al. 35007

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 **One hundred fifty thousand and no/100 (\$150,000.00) Dollars, the amount of which can be verified by 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

Michael D. Manasco and his wife Pamela L. Manasco , whose mailing address is:

12003 Ashton Road Huntsville, AL 35803
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Bruce A. Culbertson and Lena E. Culbertson whose mailing address is:
609 Park Forest Lane, Alabaster, Al. 35007

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 609 Park Forest Lane, Alabaster, Al. 35007 to-wit:

Lot 29, according to the Survey of Park Forest Subdivision, Fourth Sector, as recorded in Map Book 18, Page 95 in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$137,362.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$180,000.00 (120% of the short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

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 29th day
April, 2013.

Michael D. Manasco (SEAL)
MICHAEL D. MANASCO

Pamela L. Manasco (SEAL)
PAMELA L. MANASCO

State of ALABAMA
County of SHELBY

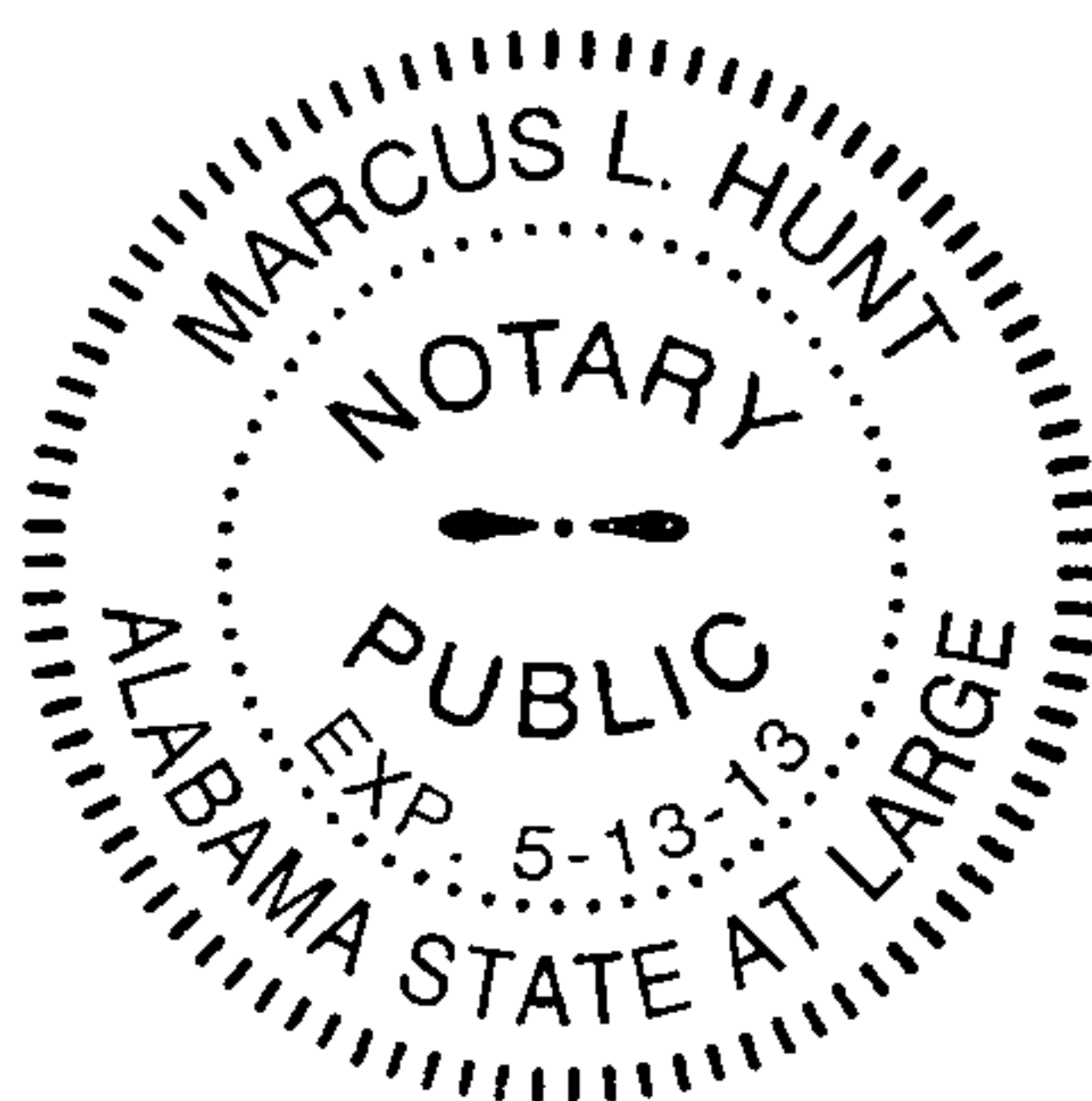
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. Manasco and his wife Pamela L. Manasco whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of April, 2013.

My commission expires: 5/13/13

[Signature]
NOTARY PUBLIC

:



20130502000178760 2/2 \$28.00
Shelby Cnty Judge of Probate, AL
05/02/2013 11:24:14 AM FILED/CERT