

This Instrument was Prepared by:

Send Tax Notice To: Amanda K. Cotton
Nicholas J. Earley
595 Bentmoor Drive
Helena, AL 35080

Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Sixty One Thousand Dollars and No Cents (\$161,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Robert B. Bonham and Donna K. Bonham, husband and wife, whose mailing address is 1213 NW 6th Avenue, Alabaster, AL 35007** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Amanda K. Cotton and Nicholas J. Earley, whose mailing address is 595 Bentmoor Drive, Helena, AL 35080** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, **the address of which is 595 Bentmoor Drive, Helena, AL 35080**; to wit;

Lot 1417, according to the survey of Old Cahaba IV, 2nd Addition, Phase 2, as recorded in Map Book 33, Page 129, in the Probate Office of Shelby County, Alabama.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

1. All taxes for the year 2014 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
5. Such state of facts as shown on subdivision plat recorded in Plat Book 33, Page 129.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
7. Restrictions appearing of record in Instrument 20040813000455150, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
8. Right of way to Shelby County recorded in Deed Book 155, Page 331; Deed Book 155, Page 425; Lis Pendens Book 2, Page 165; and Deed Book 156, Page 203, in the Probate Office of Shelby County, Alabama.
9. Right of way granted to Alabama Power Company by instrument recorded in Deed Book 138, Page 309; Deed Book 131, Page 447; Deed Book 247, Page 853; Deed Book 127, Page 408;

Deed Book 134, Page 85; Deed Book 230, Page 113; Deed Book 139, Page 238; Deed Book 257, Page 213; and Real 46, Page 69 in the Probate Office of Shelby County, Alabama.

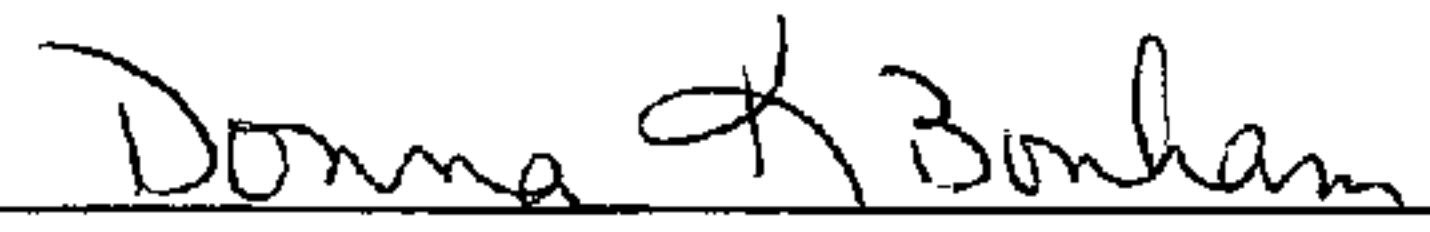
10. 100 foot right of way to Birmingham Mineral Railroad Company, recorded in Deed Book 12, Page 449 in the Probate Office of Shelby County, Alabama.
11. Mineral and mining rights and rights incident thereto recorded in Deed Book 15, page 415; Deed Book 61, Page 164; Real Volume 133, Page 277; and Real Volume 321, Page 629, together with the appurtenant rights to use the surface, in the Probate Office of Shelby County, Alabama.
12. Easement to Plantation Pipeline, as recorded in Deed Book 112, page 584 and Deed Book 257, Page 213, in the Probate Office of Shelby County, Alabama.
13. Right of way to McKenzie Mineral Methane Corporation, recorded in deed Book 259, page 610 in the Probate Office of Shelby County, Alabama.
14. Timber Deed recorded in Instrument 1997/28869 in the Probate Office of Shelby County, Alabama.

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals this 6th day of December, 2013.


Robert B. Bonham


Donna K. Bonham

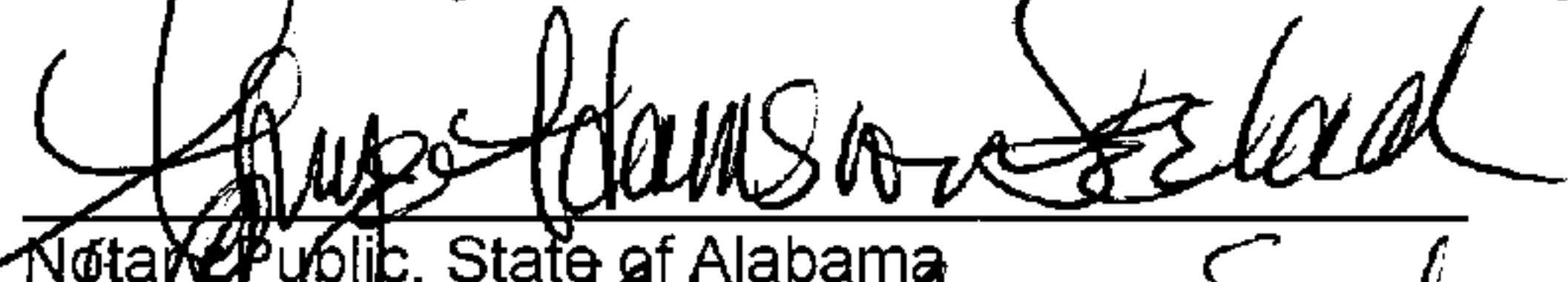
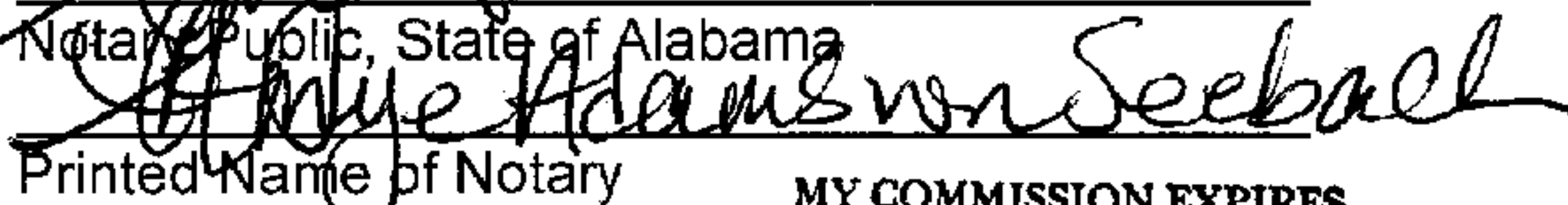
State of Alabama

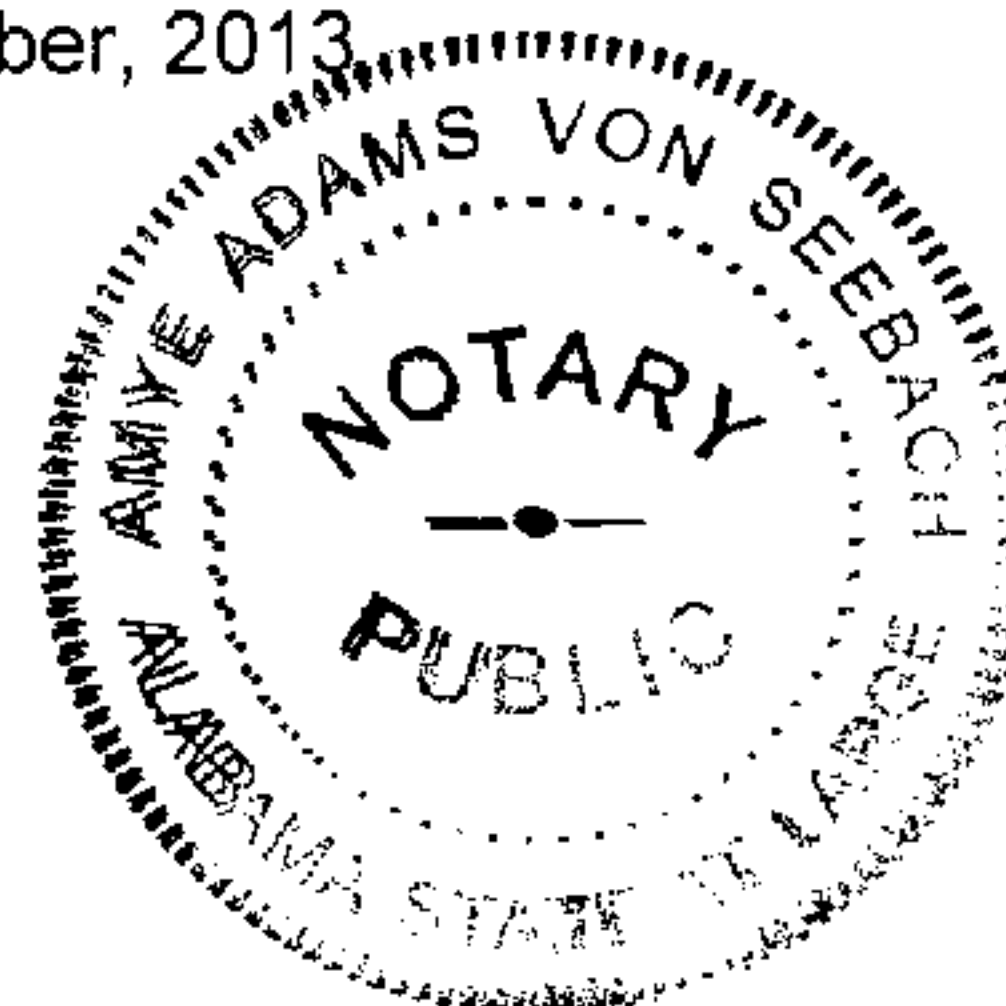
} General Acknowledgment

Jefferson County

I, Amye Adams von Seebach, a Notary Public in and for the said County, in said State, hereby certify that Robert B. Bonham and Donna K. Bonham, husband and wife whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6th day of December, 2013.


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: MY COMMISSION EXPIRES JUNE 17, 2017



Real Estate Sales Validation Form

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

| | | | |
|------------------|---|-------------------------|---|
| Grantor's Name | Robert B. Bonham Donna K. Bonham | Grantee's Name | Amanda K. Cotton Nicholas J. Earley |
| Mailing Address | 1213 NW 6th Avenue Alabaster, Alabama 35080 35007 | Mailing Address | 595 Bentmoor Drive Helena, Alabama 35080 |
| Property Address | 595 Bentmoor Drive Helena, Alabama 35080 | Date of Sale | December 06, 2013 |
| | | Total Purchase Price | \$161,000.00 |
| | | 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: (check one) (Recordation of documentary evidence is not required)

| | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> Closing Statement | |

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 of 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).

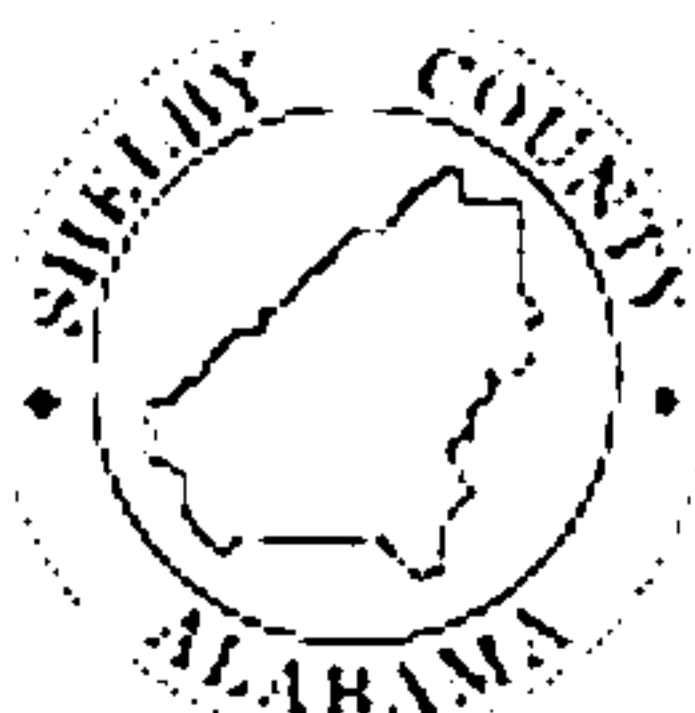
Date December 06, 2013

Print Robert B Bonham

Sign Robert B Bonham

(Grantor/Grantee/Owner/Agent) circle one

Unattested



Filed and Recorded
verified by Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/08/2014 08:00:45 AM
\$181.00 CHERRY
20140108000006930

[Signature]

Form RT-1