

AGREEMENT

SEE EXHIBIT A

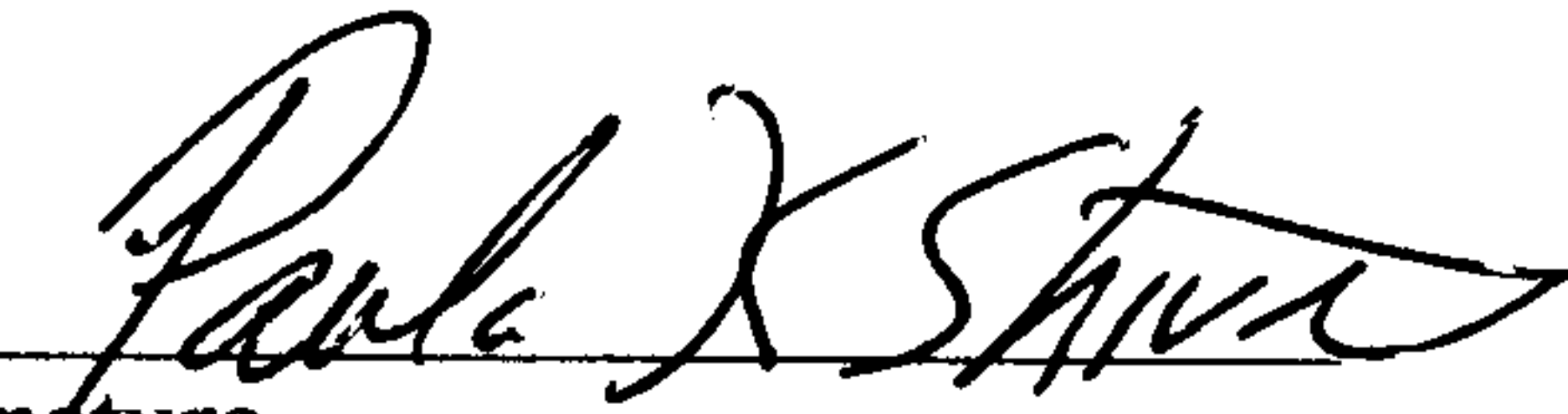
State of Alabama)
County of SHELBY)


20150310000073970 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
03/10/2015 01:09:36 PM FILED/CERT

Whereas, {Paula K. Shivers}, is behind on the mortgage loan payments for the property known as {317 Windchase Trace, Birmingham, Al 35242} in the approximate amount of \$3000.00 and is desirous to have her mortgage loan modified, and

Whereas, {Jerry T Shivers}, must also execute the modification loan documents in order for the mortgage to be modified but will not do so as the \$ 3000.00 owed to the lender (due to late payments, missed payments, late fees, attorney fees, etc) to decrease his share of the home's equity when the property will be sold, and

Now therefore in consideration of these premises, {Paula K. Shivers} agrees to add \$ 3000.00 to {Jerry T. Shivers}'s share of proceeds at the time of sale of the property.

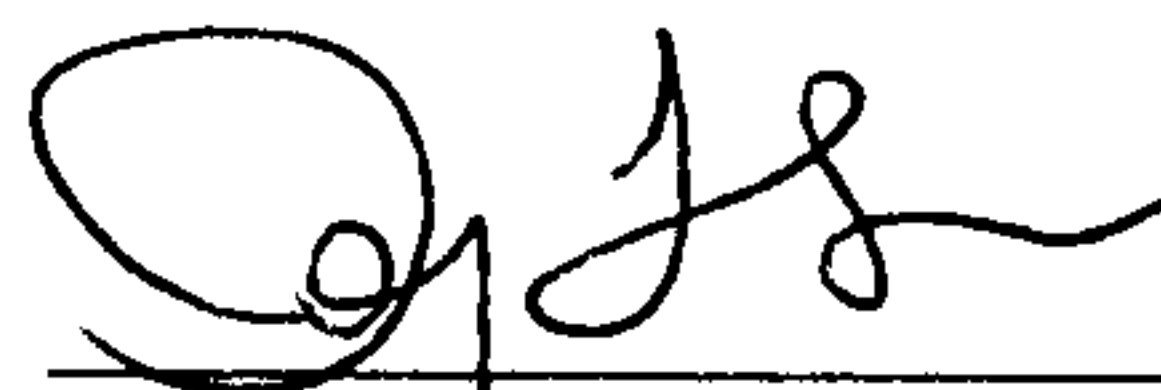

Signature

Sworn to and subscribed before me on this the 21 day of April, 2011.

My Commission Expires: JAN 13, 2012

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 13, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS

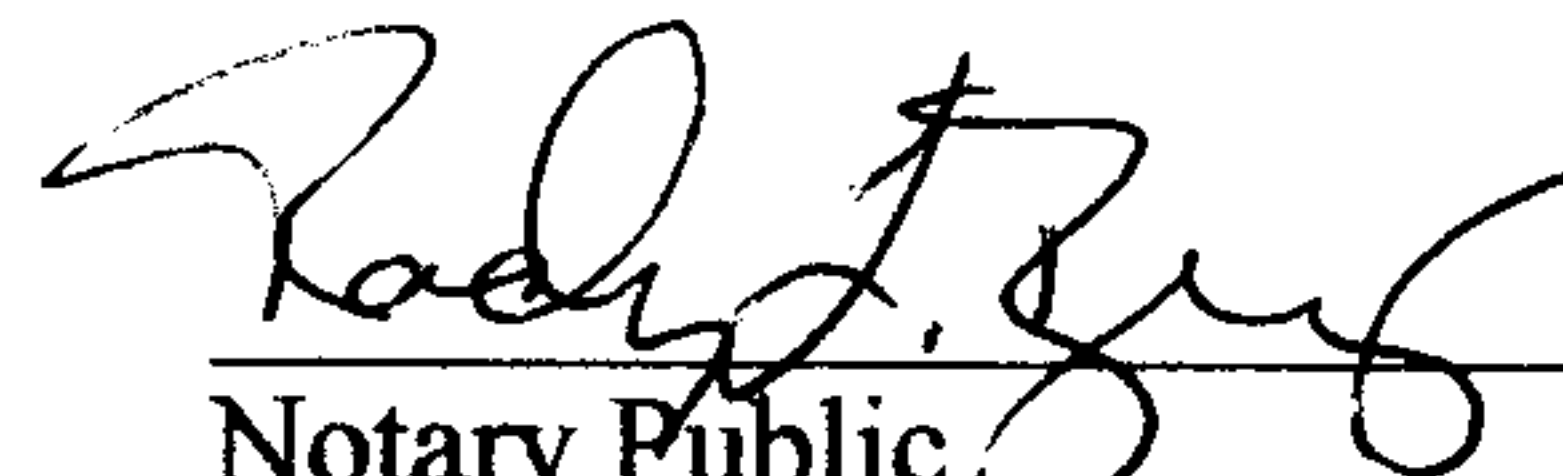

Notary Public


Signature

Sworn to and subscribed before me on this the 21 day of April, 2011.

My Commission Expires: JAN 13, 2012

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 13, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS


Notary Public

WARRANTY DEED

3/10/15

STATE OF ALABAMA
COUNTY OF SHELBY

EXHIBIT A

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$55,000.00 paid by Todd Shivers and wife Paula K. Shivers, to James B. Stubbs and wife Luisa B. Stubbs, (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Todd Shivers and wife Paula K. Shivers (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in SHELBY County, Alabama, to-wit:

Lot 41, according to the Survey of Windchase, Givianpour's Addition to Meadow Brook, as recorded in Map Book 18, Page 55 A&B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject property is not currently the homestead of Grantor, nor is it to immediately become the homestead of Grantee.

Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the FIRST day of JUNE, 1998.

Luisa B. Stubbs
Grantor

James B. Stubbs
Grantor by Luisa B. Stubbs her attorney in fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Kevin K. Hays, a Notary Public in and for said County, in said State, hereby certify that James B. Stubbs (by Luisa B. Stubbs, his Attorney in fact), and Luisa B. Stubbs, 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 executed the same voluntarily.

Given under my hand and official seal this FIRST day of JUNE, 1998.

[Signature]
Notary Public

Commission Expires: 11/15/00

THIS INSTRUMENT PREPARED BY:
Kevin K. Hays, P.C.
200 Canyon Park Drive
Pelham, Alabama 35124

SEND TAX NOTICES TO:
Todd Shivers
2809 Altadena Southway
Birmingham, AL 35244

06/04/1998-20702
12:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 63.50



20150310000073970 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
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Inst # 1998-20702