

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

This instrument was prepared by:
Kendall W. Maddox
Law Offices of Kendall W. Maddox
300 Office Park Drive, Suite 160
Birmingham, Alabama 35223

Send Tax Notice To:
Don M. and Susan M. Breen
128 Emerald Lake Drive
Pelham, AL 35124

WARRANTY DEED \$500.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

SUSAN M. BREEN, A MARRIED WOMAN

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

DON M. BREEN and SUSAN M. BREEN, Trustees, or their successors in trust, under the BREEN LIVING TRUST, dated March 19, 2002 and any amendments thereto.

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Amended Plat of Emerald Lake-Plat No. 1, as recorded in Map Book 19, Page 73, in the Probate Office of Shelby County, Alabama. Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

The above-described property constitutes the homestead of the Grantor and the Grantor's Spouse, Don M. Breen. As evidenced by his signature below, Don M. Breen consents to this conveyance.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22 day of March, 2002.

Don M. Breen

Susan M. Breen

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Don M. Breen and Susan M. Breen, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 22 day of March, 2002.

Jennifer Q. Griffin
Notary Public
My Commission Expires: 10/8/2002

04/12/2002 -17140

09:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 MSB 12.00

Inst # 2002-17140