

THIS INSTRUMENT PREPARED BY:

James E. Roberts  
P. O. Box 430224  
Birmingham, Alabama 35243

Send Tax Notice To:

Mary Ann Clayton  
1125 Springhill Lane  
Birmingham, AL 35242

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA )  
SHELBY COUNTY ) **KNOWN ALL MEN BY THESE PRESENTS:**

That in consideration of Ninety Thousand and no/100 Dollars (\$90,000.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

**Timberline Development, LLC, an Alabama limited liability company,**

(herein referred to as Grantor), grant, bargain, sell and convey unto,

**Mary Ann Clayton, a single woman,**

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

Lots 28 and 29, according to the Final Plat of Country View Estates, Phase I, as recorded in Map Book 10, Page 10, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

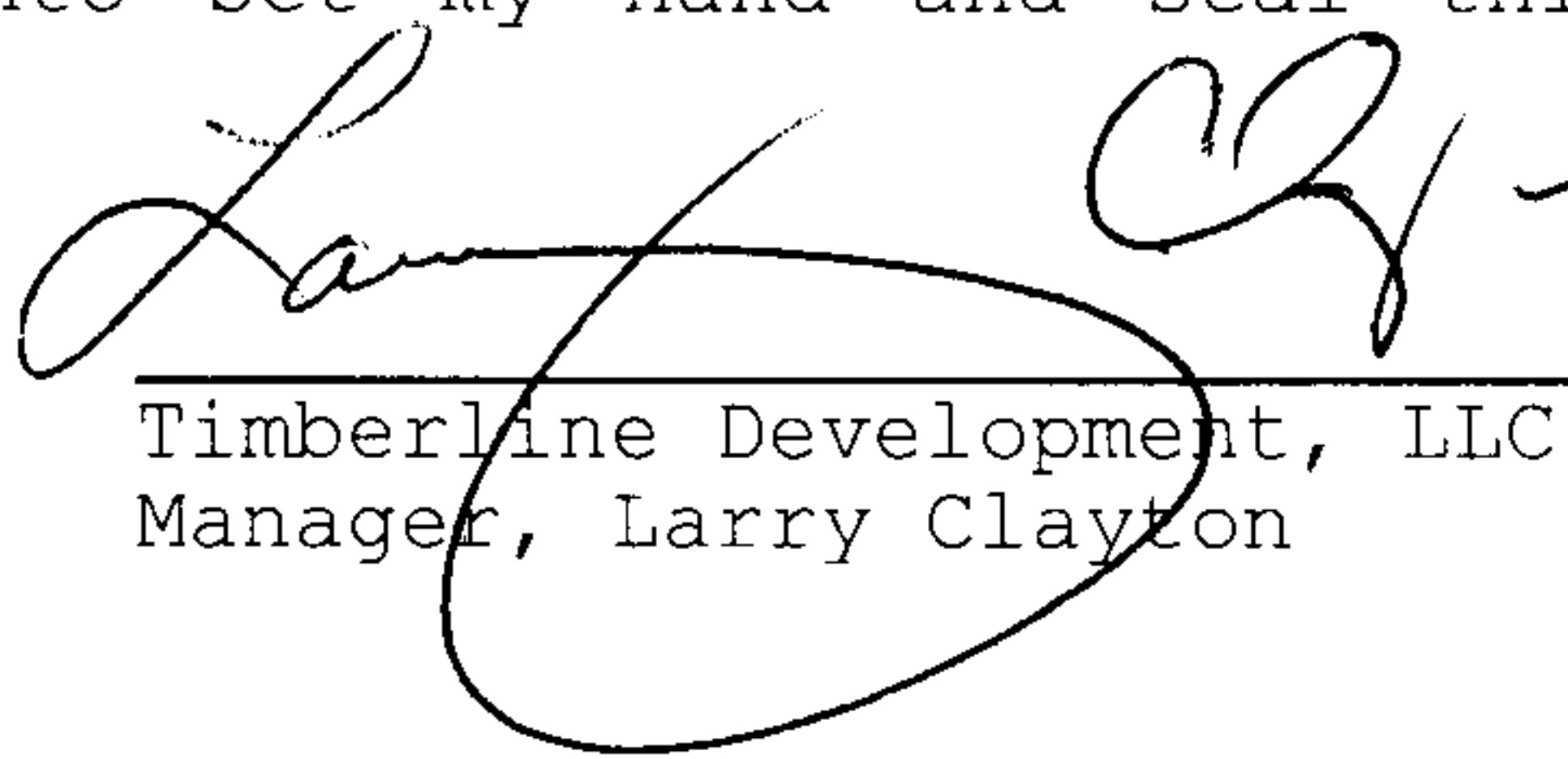
1. Taxes for 2008 and subsequent years.
2. Easements and building line as shown on recorded map.
3. Restrictions appearing of record in Real 82, Page 741; Real 96, Page 356; Real 335, Page 376 and Inst. No. 2000-26932.
4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2002-6355.

The subject property is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And GRANTOR does for itself and for its heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8<sup>th</sup> day of April, 2008.

  
(Seal)  
Timberline Development, LLC, by its  
Manager, Larry Clayton

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Larry Clayton, whose name as Manager of Timberline Development, LLC is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in such capacity as Manager, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8<sup>th</sup> day of April, 2008.

  
Notary Public

[SEAL]

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 27, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My commission expires: \_\_\_\_\_

Shelby County, AL 04/09/2008  
State of Alabama

Deed Tax: \$90.00