This instrument was prepared by: Walter F. Scott, III, LLC 3500 Colonnade Pkwy Ste. 350 Birmingham, AL 35243

Send Tax Notice To: Mary Margaret Brewer 248 Bentmoor Lane Helena, AL 35080

Warranty D	eed
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STATE OF ALABAMA)	KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)	

That in consideration of \$198,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mary Margaret Brewer, a single woman (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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.

Note; \$194,413.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Brian L. Todd, a single man has/have hereunto set his/her/their hand(s) and seal(s), this 26th day of February, 2010.

State of Alabama Shelby County

I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that Brian L. Todd, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 26th day of February, 2010.

Notary Public

Commission Expires

Shelby County, AL 03/02/2010

State of Alabama Deed Tax : \$4.00

20100302000061300 1/2 \$18.00 Shelby Cnty Judge of Probate, AL 03/02/2010 01:09:49 PM FILED/CERT

EXHIBIT "A" Legal Description

Lot 1189, according to the Map of First Addition to Old Cahaba, Phase III, as recorded in Map Book 28, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama.

20100302000061300 2/2 \$18.00

Shelby Cnty Judge of Probate, AL 03/02/2010 01:09:49 PM FILED/CERT