

This instrument was prepared by:  
David P. Condon, P. C.  
100 Union Hill Drive Ste 200  
Birmingham, AL 35209

Send tax notice to:  
Wilma J. Scaro  
144 Lenox Drive  
Birmingham, Alabama 35242

**WARRANTY DEED**

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

That in consideration of **Two Hundred Seven Thousand and 00/100 Dollars (\$207,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

**Frances W. Marsh**, an unmarried person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Wilma J. Scaro**

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

**Lot 44, according to the Survey of Lenox Place, Phase Two, as recorded in Map Book 19, page 157, in the Probate Office of Shelby County, Alabama,**

- Subject to:
- (1) 2011 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have set my hand and seal, this 11th day of March, 2011.

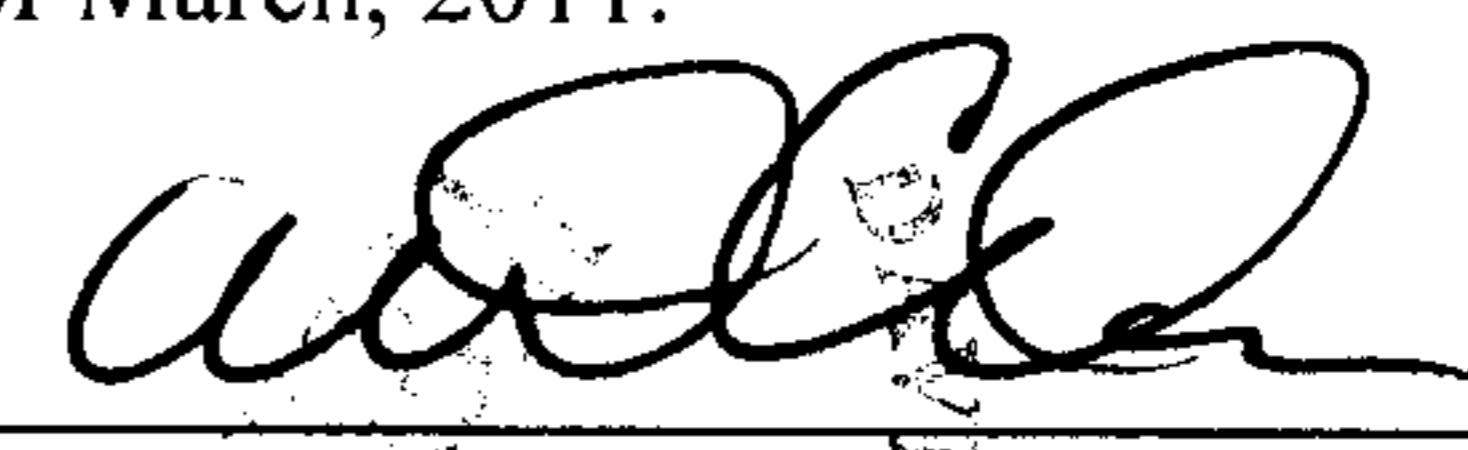
By: Frances W. Marsh (Seal)  
Frances W. Marsh

STATE OF ALABAMA )  
  :  
JEFFERSON COUNTY )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Frances W. Marsh, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of March, 2011.

  
20110317000086860 1/1 \$219.00  
Shelby Cnty Judge of Probate, AL  
03/17/2011 03:04:49 PM FILED/CERT

  
Notary Public: David P. Condon  
My Commission Expires: 2-12-14  
