This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223

Send Tax Notice To: Bryan A. McClelland 3585 Shandwick Place Birmingham, AL 35242

STATE OF ALABAMA	)	
	•	GENERAL WARRANTY DEED
COUNTY OF SHELBY	)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Seven Hundred Fifty Thousand and 00/100 (\$750,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Donald Bruce Irwin, a married man, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Bryan A. McClelland, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 47, according to the Map and Survey of Greystone, 1st Sector, 1st Phase, as recorded in Map Book 14, Page 91, in the Probate Office of Shelby County, Alabama.

## Subject To:

Ad valorem taxes for 2011 and subsequent years not yet due and payable until October 1, 2011. Existing covenants and restrictions, easements, building lines and limitations of record.

Bryan A. McClelland is one and the same person as Bryan McClelland.

Property herein conveyed does not constitute the homestead of the Grantor or that of his spouse.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 19th day of May, 2011.

Donald Bruce Irwin

Shelby Cnty Judge of Probate, AL

06/06/2011 08:12:10 AM FILED/CERT

STATE OF ALABAMA	
COUNTY OF IEEEDSON	

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donald Bruce Irwin, a married man, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of May, 2011.

NOTARY PUBLIC

My Commission Expires: 6/5/2011