

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Catherine G. Nolan
137 Brown Circle
Alabaster, AL 35007

Warranty Deed

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

That in consideration of \$82,000.00 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 Catherine G. Nolan (herein referred to as 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: \$ 0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Maureen McDonald Kelley, by Jan Battle as stated in that certain power of attorney filed for record on 10/20/11 in Instrument No. 2011020000311730 in the Probate Office of Shelby County, Alabama has/have hereunto set his/her/their hand(s) and seal(s) , this 19th day of October, 2011.

Maureen McDonald Kelley
By: *Jan Battle as her*
attorney in fact
Maureen McDonald Kelley
By: Jan Battle as her Attorney In Fact

State of Alabama
Shelby County

I, the undersigned, a notary for said County and in said State, hereby certify that Jan Battle whose name as Attorney in Fact for Maureen Kelley 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 said instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 19th day of October, 2011.

Dana Wright McGowin
Notary Public
Commission Expires: 3/5/13

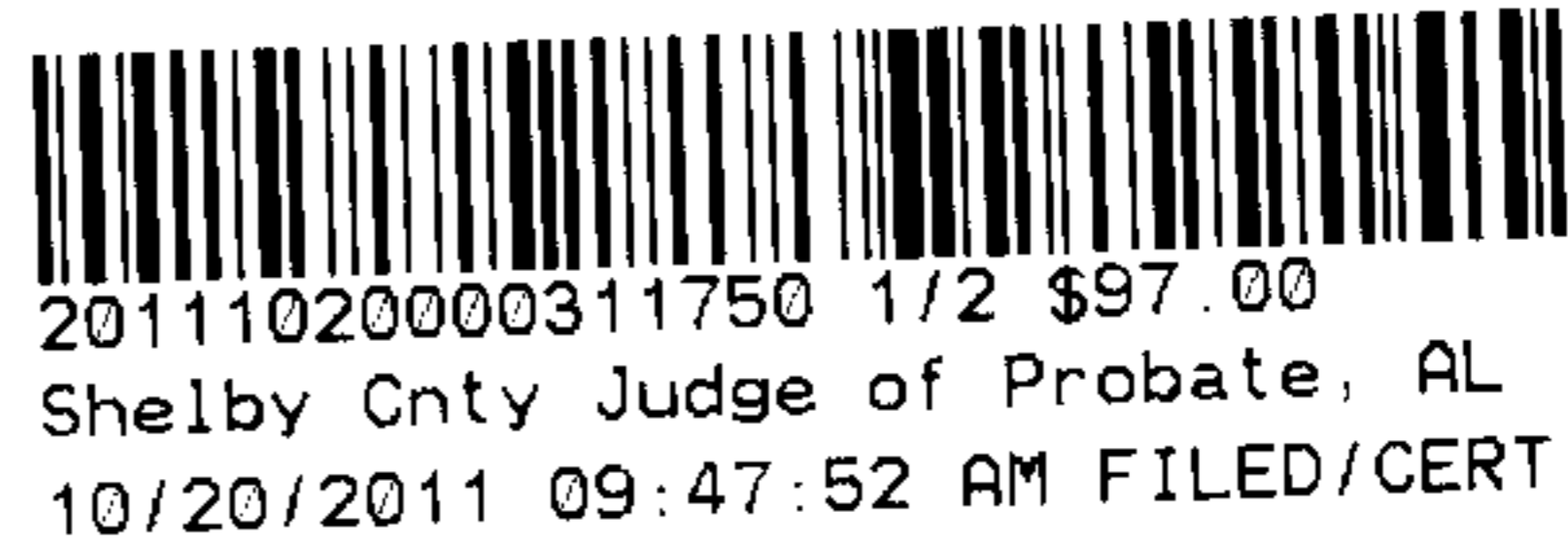


EXHIBIT "A"
Legal Description

Lot 7 and the West 1/2 of Lot 8, in Block 3, according to the Map of Sector One of Resurvey of George's Subdivision of Keystone, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 79.



20111020000311750 2/2 \$97.00
Shelby Cnty Judge of Probate, AL
10/20/2011 09:47:52 AM FILED/CERT

Shelby County, AL 10/20/2011
State of Alabama
Deed Tax:\$82.00