

Shelby County, AL 12/26/2012
State of Alabama
Deed Tax: \$1163.50

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND
WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

Send Tax Notice to:
Annie Lloyd Capps, Trustee
3568 Shandwick Place
Birmingham, Alabama 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

ANNIE LLOYD CAPPS, a married woman,
whose mailing address is **3568 Shandwick Place, Birmingham, Alabama 35242**,

(hereinafter referred to as "Grantor"), in hand paid by

**ANNIE LLOYD CAPPS, TRUSTEE OF KELLEY JEAN LAIRD HOME TRUST, DATED
NOVEMBER 26, 2012,**

whose mailing address is **3568 Shandwick Place, Birmingham, Alabama 35242**,

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee all of the Grantor's undivided interest in and to the following described real property situated in Shelby County, Alabama, to-wit:

**See attached Exhibit "A" for Legal Description and
for Real Estate Sales Validation Information**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; any rights of parties in possession; all recorded or unrecorded leases affecting said real property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of said real property.

NOTE: The real property in which the Grantor's undivided interest is being conveyed hereby is NOT a part of the homestead of the Grantor or the Grantor's spouse.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal on this the 12th day of December, 2012.

GRANTOR:



Annie Lloyd Capps

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Annie Lloyd Capps, 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 such conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 12 day of December, 2012.

[NOTARIAL SEAL]


Notary Public
My Commission Expires Jan 13, 2013
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 13, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This document prepared by:
Leigh A. Kaylor, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727



20121226000491800 2/3 \$1181.50
Shelby Cnty Judge of Probate, AL
12/26/2012 12:12:31 PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 9, according to the survey of Greystone, 9th Sector, as recorded in Map Book 21, Page 143, in the Office of the Judge of Probate of Shelby County, Alabama.

REAL ESTATE SALES VALIDATION INFORMATION

No sale is involved in this conveyance. The real property described above is improved residential real estate with a **total appraised value of \$1,163,520.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (Parcel #03828 0003 009.000).



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