

THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF THE TITLE TO THIS PROPERTY AND HAS ACTED SOLELY AS THE DRAFTER OF THIS INSTRUMENT

This instrument was prepared by:
Kendall W. Maddox
Law Offices of Kendall W. Maddox
300 Office Park Drive, Suite 160
Birmingham, Alabama 35223

Send Tax Notice To:
James A. and Gloriann O'Brien, Trustees
225 Beaver Creek Parkway
Birmingham, AL 35124

WARRANTY DEED

\$52,000

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JAMES O'BRIEN AND WIFE, GLORIANN O'BRIEN

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

JAMES A. O'BRIEN AND GLORIANN O'BRIEN, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE O'BRIEN LIVING TRUST, DATED APRIL 10, 2000 AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Beaver Creek Preserve, First Sector, as recorded in Map Book 24, Page 63, in the Probate Office of Shelby County, Alabama. Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

TO HAVE AND TO HOLD to the said grantee(s), his, her or their successors and assigns forever.

THE GRANTOR(S) herein grant(s) full power and authority by this deed to the Trustees, and either of them, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all 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**, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10th day of April, 2000.

James A. O'Brien

Gloriann O'Brien

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Kendall W. Maddox, a Notary Public in and for said County, in said State, hereby certify that James O'Brien and Gloriann O'Brien, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 10 day of April, 2000.

04/12/2000-12:45
10:14 AM CERTIFIED Public
NOTARY PUBLIC
My Commission Expires: 04/12/2001

Inst # 2000-12078

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