

This instrument was prepared by

(Name) **James H. Weaver, Jr., Attorney**
1029 South 23rd Street
(Address) **Birmingham, Alabama 35205**

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of **Ten Dollars** (\$10.00) and other good and valuable. Consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein and receipt whereof is acknowledged, I **Sandra G. O'Brien** (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto **Brian B. O'Brien** herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, - Alabama** to-wit:

Lot 7—B, according to the Survey at Lots 6, 7 and 7—A, of The Glen at Greystone, Sector One, as recorded in Map Book 18, Page 131, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, restrictions and limitations of record.

Grantee herein agrees to assume and pay that certain mortgage executed to MortgageAmerica, Inc., dated March 17, 1998, and recorded under Instrument Number 1998—09798 and under Instrument Number 1998—09799.

Grantee herein agrees to assume and pay that certain mortgage executed to AmSouth Bank, dated May 8, 1998, and recorded under Instrument Number 1998—19087.

This title is given in satisfaction a divorce decree in the Circuit Court of Shelby County, Alabama, Eighteenth Judicial Circuit, Domestic Relations Division, Case No. DR 2000 80, dated the 24th day at January, 2001, and it is the intention of the parties to this conveyance that the joint tenancy previously granted is severed and terminated and the entire interest of the grantor, **Sandra G. O'Brien**, in this property is hereby vested in the grantee **Brian B. O'Brien**.

TO HAVE AND TO HOLD to the 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 said GRANTEES, their heirs 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 forsaid; 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

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 22nd day of May 2001.

Seal

Seal

Seal

Sandra G. O'Brien (Seal)
Sandra G. O'Brien
05/31/2001-21942 (Seal)
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 DLH 11:50 (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

I Robbin Hogland, a Notary Public in and for said County, in said State, hereby certify that **Sandra G. O'Brien, an unmarried woman**, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May A.D. 2001.

Robbin Hogland
NOTARY PUBLIC
My Commission Expires: May 18, 2004