

FRS File No.: 520885

Customer File No.: 115432

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Forty Thousand and No/100 --(\$440,000.00)----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Todd A. Shy and Kathryn L. Shy, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
Brandon Field and Karly Field

of

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 1110, according to the Survey of Brook Highland 11th Sector Phase I, an Eddleman Community, as recorded in Map Book 19, page 68, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

\$ 330,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

For ad valorem tax appraisal purposes only, the address of the property is 1011 Newhaven Court, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 28th day of March, 2007.

Todd A. Shy (Seal)
• Todd A. Shy

Kathryn L. Shy (Seal)
• Kathryn L. Shy

THE STATE OF Alabama
COUNTY OF Jefferson }

20070607000266450 2/2 \$124.00
Shelby Cnty Judge of Probate, AL
06/07/2007 01:55:05PM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Todd A. Shy _____ (fill in marital status) 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, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 28 day of March, 2008.

Roger P. Mayfield
Notary Public

11/23/2008
My Commission Expires



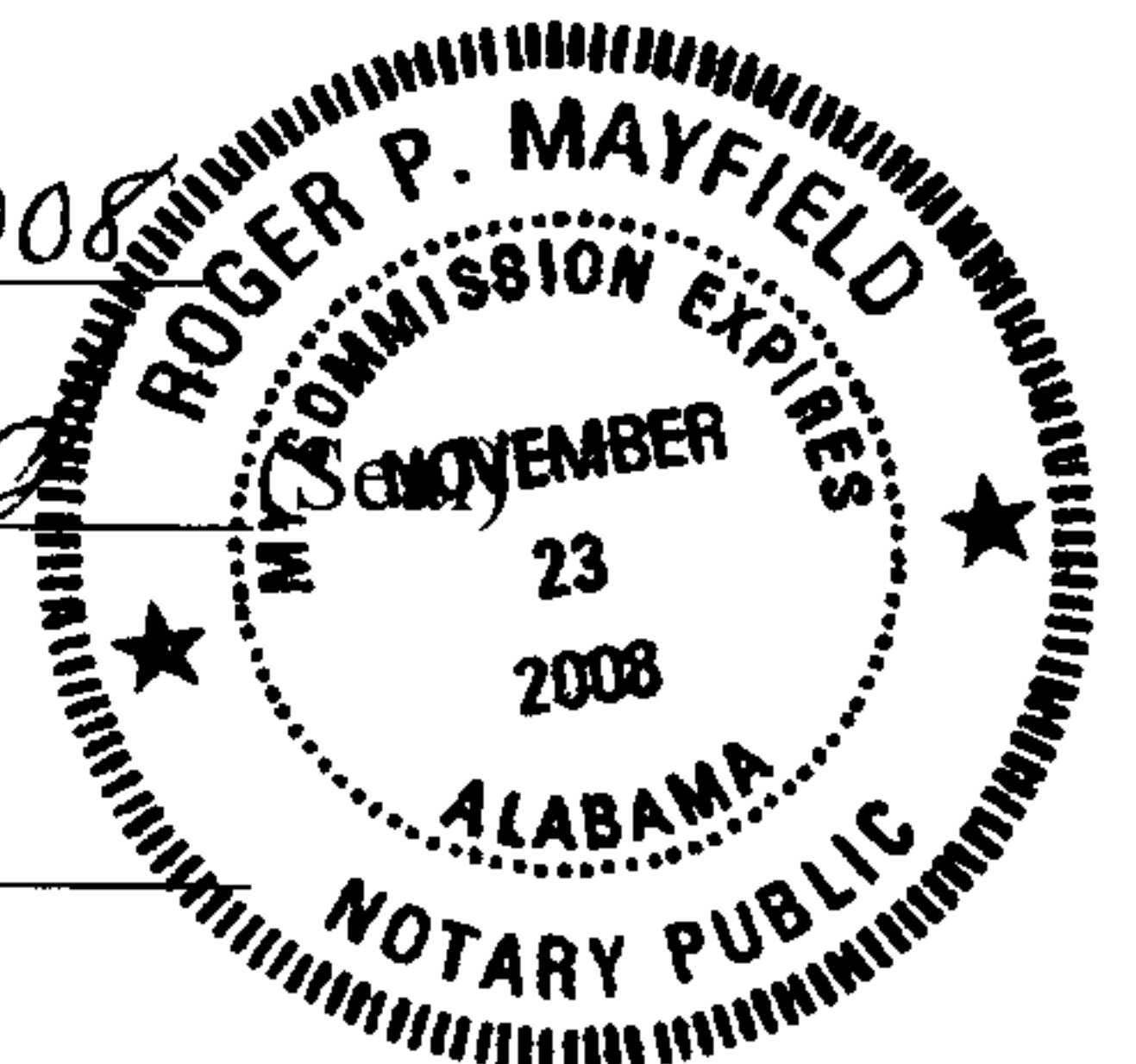
THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kathryn L. Shy _____ (fill in marital status) 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 seal this the 28 day of March, 2008.

Roger P. Mayfield
Notary Public

11/23/2008
My Commission Expires



Shelby County, AL 06/07/2007
State of Alabama

Deed Tax: \$110.00

This document prepared by: Jason Benzinger, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344