

This Instrument Was Prepared By:
G. Wray Morse, Attorney at Law
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Thomas G. Neclerio, Jr.
776 Heatherwood Drive
Birmingham, Alabama 35244

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Three Hundred Twelve Thousand and 00/100 Dollars (\$312,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Mary Ann Clayton, an unmarried woman** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Thomas G. Neclerio, Jr.** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Commence at the northwest corner of Section 10, Township 19 south, Range 2 west, Shelby County, Alabama and run thence S 00 degrees 33 minutes 32 seconds E along the west line of said Section 10 a distance of 35.18 feet to a found rebar corner on the southerly margin of Heatherwood Drive and the point of beginning of the property being described; thence continue last described course a distance of 85.22 feet to a corner; thence run S 21 degrees 58 minutes 23 seconds E a distance of 84.77 feet to a rebar corner; thence run S 74 degrees 11 minutes 06 seconds E a distance of 229.52 feet to a found rebar corner; thence run N 00 degrees 50 minutes 16 seconds W a distance of 260.98 feet to a found one inch open top pipe corner on the north line of said Section 10; thence run N 85 degrees 51 minutes 30 seconds W along said quarter-quarter line a distance of 198.11 feet to a found rebar corner on the southerly margin of Heatherwood Drive; thence run S 55 degrees 43 minutes 59 seconds W along said margin of said drive a distance of 62.26 feet to the point of beginning.

Note: \$249,600.00 of the above purchase price is in the form of a mortgage in favor of First Liberty Financial Group, LLC, executed and recorded simultaneously herewith.

Note: Mary Ann Clayton is the surviving grantee of deed recorded in Instrument #1995-11860. The other grantee, Thomas N. Clayton, having died on or about April 7, 1998.

This conveyance is hereby made subject to restrictions, covenants, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

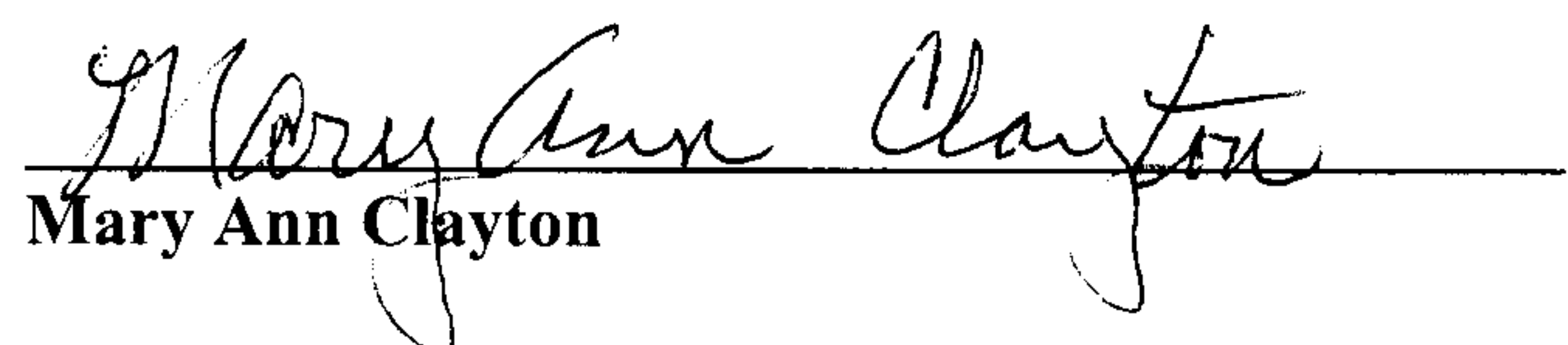
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the **14th** day of **September, 2007**.

Shelby County, AL 09/20/2007
State of Alabama

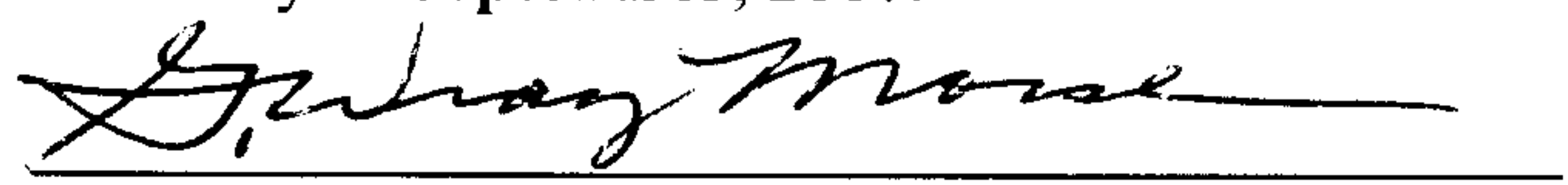
Deed Tax: \$62.50


Mary Ann Clayton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Mary Ann Clayton, 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 the **14th** day of **September, 2007**.


G. Wray Morse - Notary Public

My Commission Expires: **9/10/2008**