

This instrument was prepared by
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

PLEASE RETURN TO:
David P. Condon, PC
100 Union Hill Drive
Suite 200
Birmingham, AL 35209
(205)871-2133

Send tax notice to:
Marilyn K. Cook
4420 Crossings Ridge
Hoover, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Eighty-Three Thousand and 00/100 Dollars (\$283,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Anthony Eavarone and his wife Heather Healy-Eavarone

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Marilyn K. Cook

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 370, according to the Survey of Caldwell Crossings Third Sector, as recorded in Map Book 33, Page 154, in the Probate Office of Shelby County, Alabama

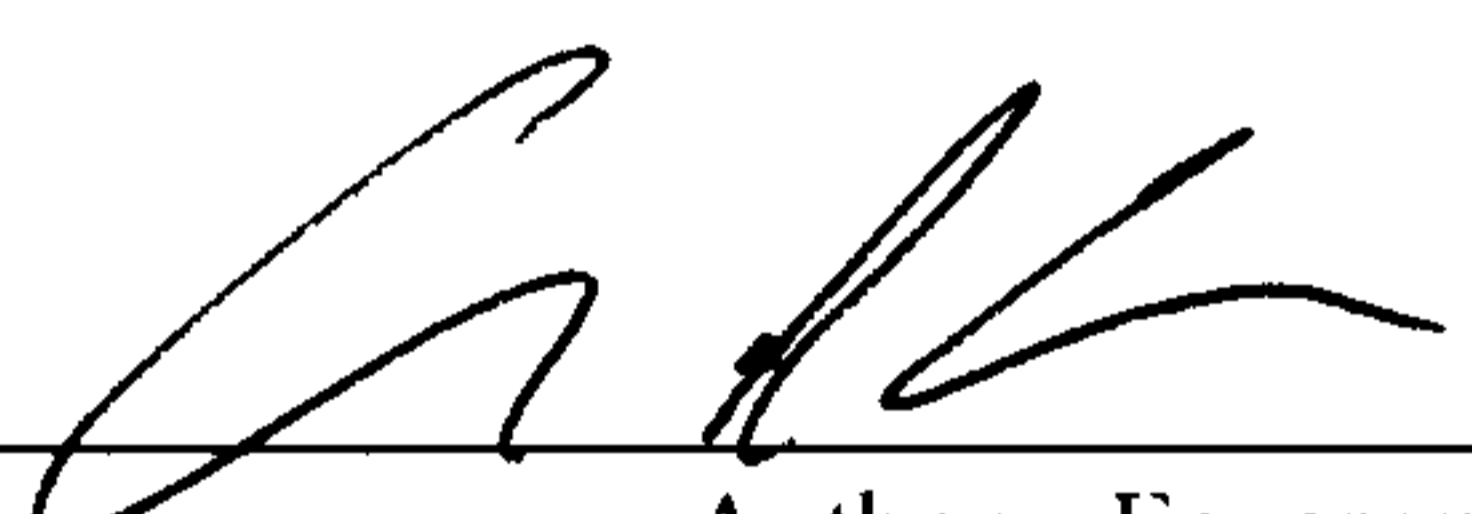
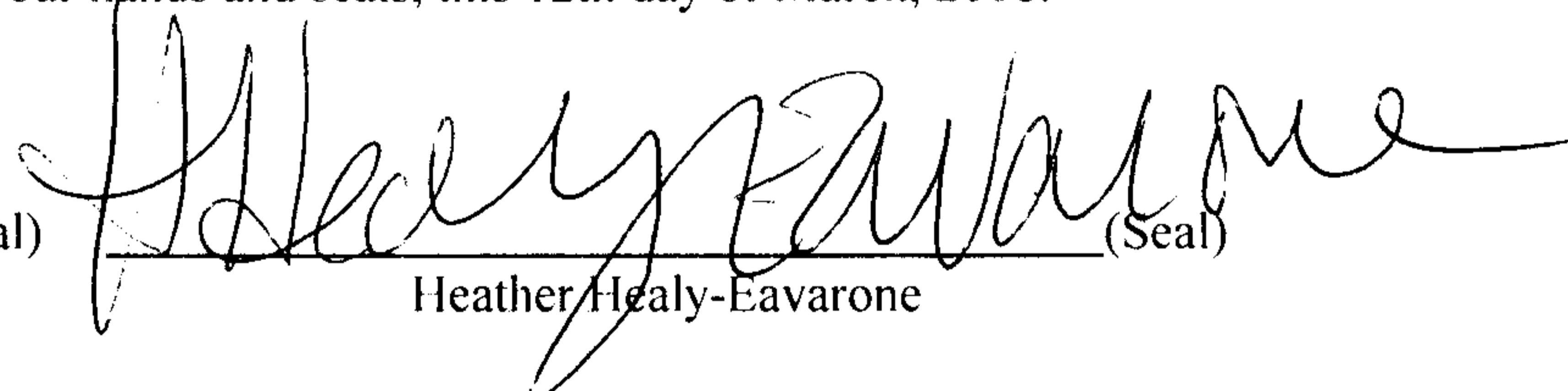
Heather Healy-Eavarone and Heather Healy are one and the same person.

- Subject to:
- (1) 2008 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 12th day of March, 2008.

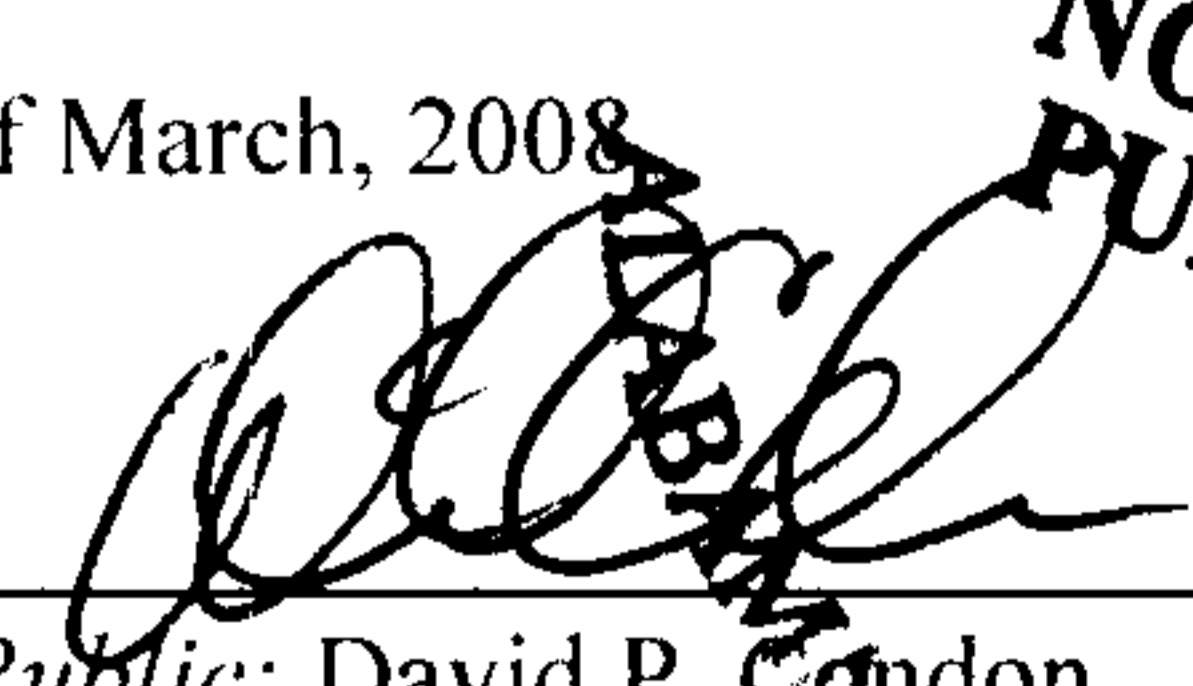
 (Seal)  (Seal)
Anthony Eavarone Heather Healy-Eavarone

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Anthony Eavarone and Heather Healy-Eavarone whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March, 2008

Shelby County, AL 03/25/2008
State of Alabama
Deed Tax: \$283.00


Notary Public: David P. Condon
My Commission Expires: 2-12-2010
NOTARY PUBLIC
DAVID P. CONDON
STATE-AT-LARGE

08-2195