

THIS INSTRUMENT PREPARED BY:  
Law Offices of Jeff W. Parmer, LLC  
The Parkwoods Building, Suite 290  
402 Office Park Drive  
Birmingham, Alabama 35223

GRANTEE'S ADDRESS:  
Melanie Mitchell  
109 Mayfair Park  
Maylene, AL 35114

STATE OF ALABAMA            )  
  )  
COUNTY OF JEFFERSON     )

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Eighty Nine Thousand and 00/100 (\$189,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Jamie Bentley Swindall and wife Mary Michelle Swindall**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Melanie Mitchell** hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 311, according to the Survey of Final Plat of Cedar Grove at Sterling Gate, Sector 2, Phase 10, as recorded in Map Book 36, Page 30, in the Probate Office of Shelby County, Alabama.

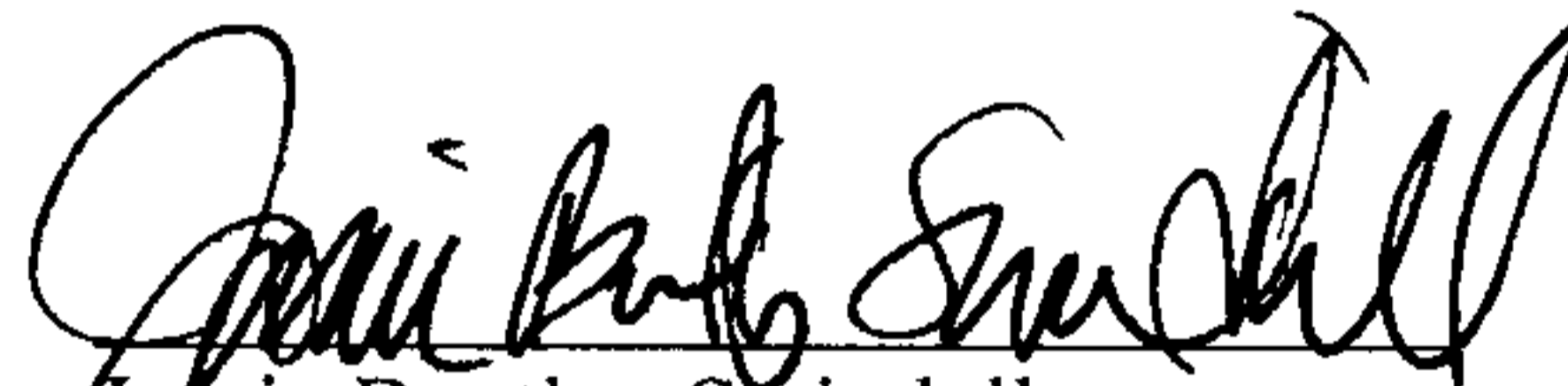
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$119,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seal this the 26th day of June, 2008.

  
Jamie Bentley Swindall

  
Mary Michelle Swindall


Shelby County, AL 07/16/2008  
State of Alabama

Deed Tax: \$70.00

STATE OF Alabama            )  
  )  
COUNTY OF Jefferson     )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that ,Jamie Bentley Swindall and Mary Michelle Swindall 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 Instrument signed their names voluntarily on the day the same bears date.

Given under my hand and seal this 26th day of June, 2008.

  
NOTARY PUBLIC Jeff W. Parmer  
My Commission Expires: 9/27/08