

This instrument prepared by:
Donna K. Naramore
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Send tax notice to:
Lynn D. Yawn
2644 Enterprise Drive
Opelika, AL 36804

THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE.

GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

CONSIDERATION: \$252,000.00

That in consideration of and pursuant to the Final Decree of Divorce in Civil Action No. 01-DR07900103 in the Circuit Court of Jefferson County, Alabama, the receipt and sufficiency of which are hereby acknowledged, and in acknowledgment of his release of all marital rights to said property, **Benjamin N. Vance, an unmarried man,** and **Lynn Driver Vance aka Lynn D. Yawn, an unmarried woman,** ("Grantors") hereby give, grant, bargain, sell and convey to **Lynn D. Yawn** ("Grantee") all their right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama; to-wit:

Lot 112, according to the Map and Survey of Greystone 1st Sector, Phase 1, as recorded in Map Book 14, Page 91 A & B, in Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: easements, covenants, conditions, restrictions, permits, agreements, release of damages, privileges, immunities, limitations, acknowledgment of turnover, right of others to use Hugh Daniel Drive, and title in others to mineral and mining rights now owned by Grantor, of record.

Subject to mortgage(s) of record, if any.

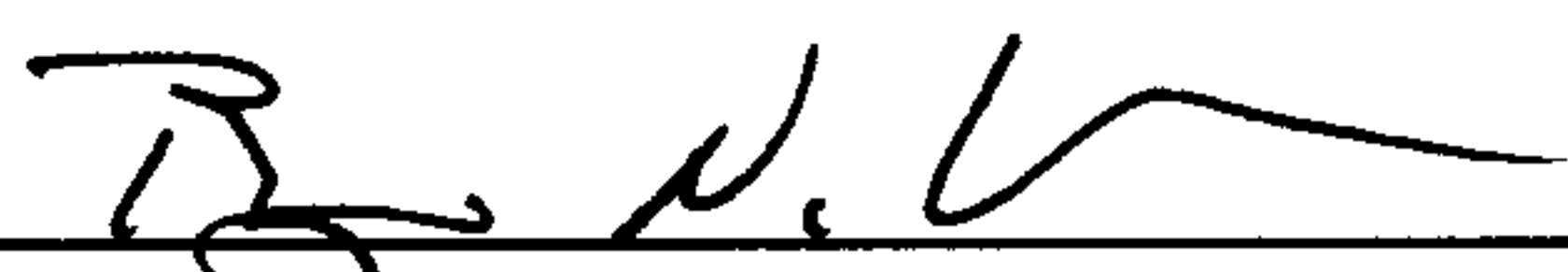
IT IS THE INTENTION OF THIS DEED TO CONVEY ALL INTEREST OF GRANTORS, INCLUDING RIGHT OF SURVIVORSHIP, TO GRANTEE HEREIN.

TO HAVE AND TO HOLD unto the said Grantee forever.

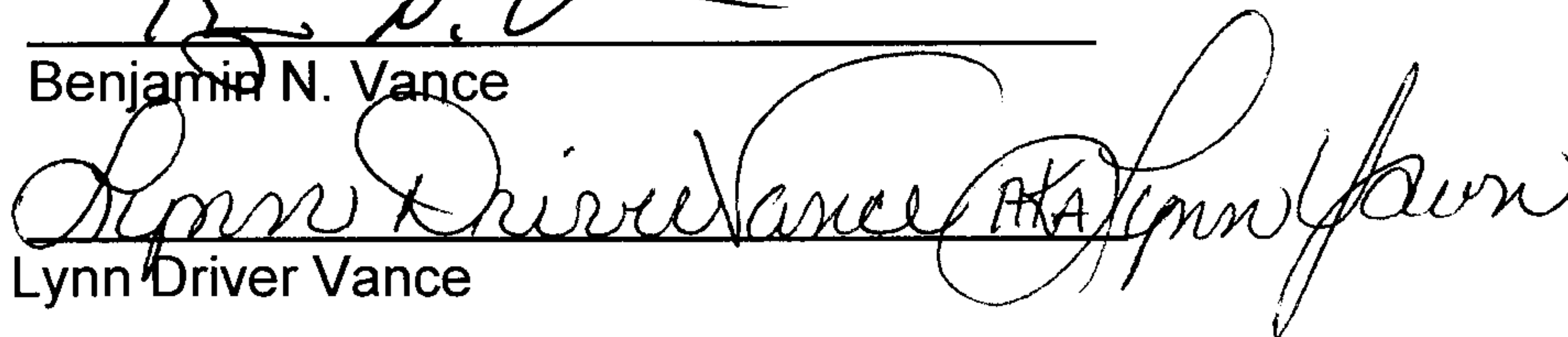
And said Grantors do for said Grantors, their heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except 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 their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors has heretofore set her signature and seal this 30th day of July, 2008.

GRANTORS:



Benjamin N. Vance



Lynn Driver Vance

Shelby County, AL 08/05/2008
State of Alabama

Deed Tax: \$252.00

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benjamin N. Vance, an unmarried man, 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 such conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 30th day of July, 2008.



Notary Public

My commission expires: 05/01/11

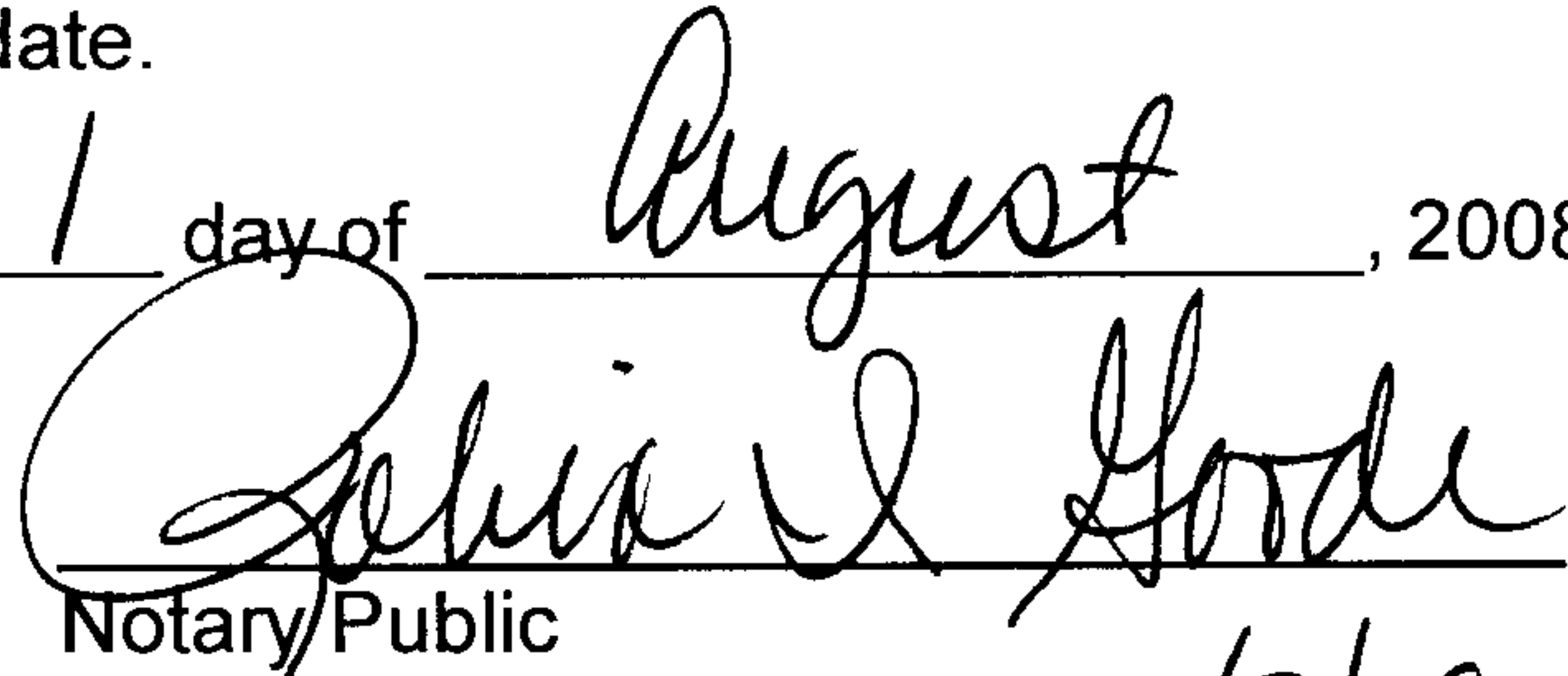
(SEAL)

{W0229364.1 \ 14221-00001}

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynn Driver Vance, 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 such conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 1 day of August, 2008.


Notary Public

My commission expires: 9/3/09

(SEAL)



20080805000313570 3/3 \$270.00
Shelby Cnty Judge of Probate, AL
08/05/2008 10:15:24AM FILED/CERT