

20081002000390760 1/1 \$12.00
 Shelby Cnty Judge of Probate, AL
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This instrument was prepared by:
 David P. Condon, P. C.
 100 Union Hill Drive Ste 200
 Birmingham, AL 35209

Send tax notice to:
 Jeremiah F. Deasy
 150 Stratford Circle
 Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

John O'Sullivan as Executor of the Estate of Patrick J. O'Sullivan

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

Jeremiah F. Deasy

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

Lot 19, according to the Survey of Stratford Place, Phase IV,
 as recorded in Map Book 14, page 69, in the Probate Office
 of Shelby County, Alabama.

\$150,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

The property described above does not constitute the homestead of the grantor nor his spouse, if any.

Patrick J. O'Sullivan and Patrick J. Sullivan 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 Grantor; 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 I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have set my hand and seal, this 25th day of July, 2008.

The Estate of Patrick J. O'Sullivan

By: John O'Sullivan
 John O'Sullivan
 Its. Executor

COUNTRY OF IRELAND)

COUNTY OF KERRY)

I, the undersigned Notary Public in and for said County, in said Country, hereby certify that John O'Sullivan, as Executor of the Estate of Patrick J. O'Sullivan, 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, in his capacity as Executor of the Estate of Patrick J. O'Sullivan, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July, 2008.

Notary Public:
 My Commission Expires:

Michael C. Larkin
 Notary Public,
 Killarney,
 Co. Kerry,
 Ireland
 Commissioned for Life

CERTIFY THIS IS
 A CORRECT COPY OF THE ORIGINAL