

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Mary E. Killingsworth
91 Highway 205
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Forty Six Thousand Seven Hundred Sixty Four and 74/100 Dollars (\$46,764.74)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jimmie Lynn Delaney and David Delaney, a married couple** hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Mary E. Killingsworth, a single woman**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

That part of Lot 9-A according to map and survey by L.E. Shaw as follows: Beginning at the Northwest corner of the Tom McGaughy Lot and run North along the right-of-way of the Southern Railway track a distance of 105 feet, thence the point of beginning, thence continue along said right-of-way 105 feet, thence East 339 feet, thence South 105 feet, thence West 250 feet, to the point of beginning, situated in the Northeast quarter of Section 19, Township 22, Range 3 West, Map of which is record 3, Page 49, in the Probate Office of Shelby County Alabama. Also conveyed hereby is a 2001 Clayton VIN# WHC010991GA and VIN# WHC010991GB Cumberland Double Wide Mobile Home.

Situated in Shelby County, Alabama.

Subject to all items of record.

Note: This property was not homestead for Grantors.

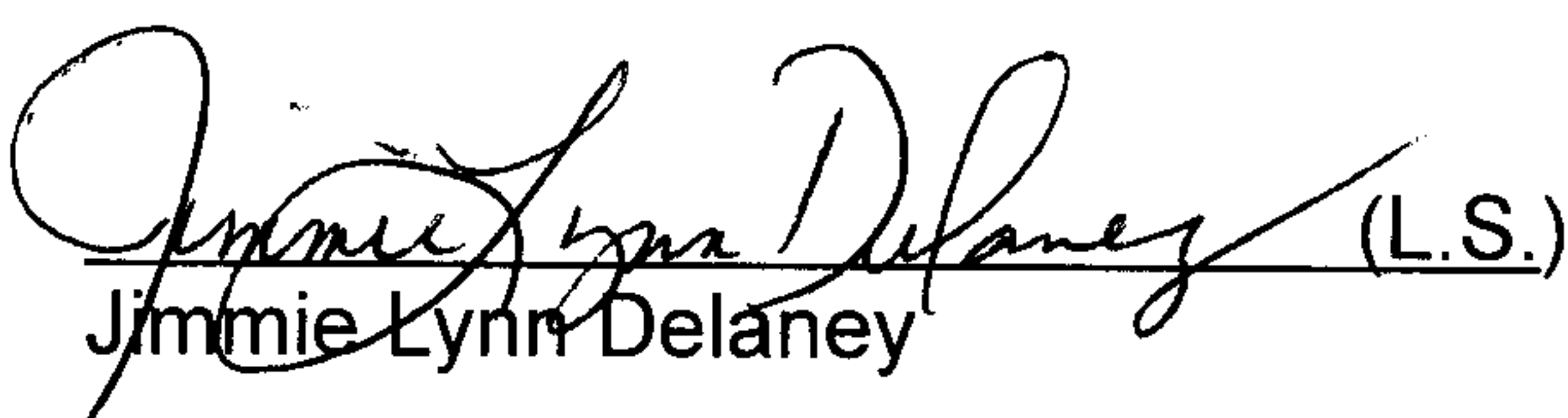
Note: This instrument is recorded simultaneously with a purchase money mortgage in favor of Regions Bank d/b/a Regions Mortgage bearing the same date in the amount of \$28,500.00.

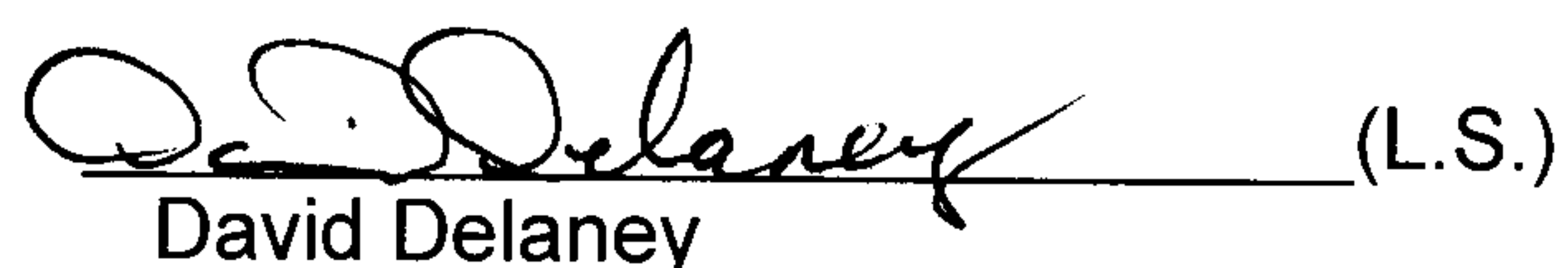
TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 10 day of April, 2009.

GRANTOR

 (L.S.)
Jimmie Lynn Delaney

 (L.S.)
David Delaney

STATE OF ALABAMA)

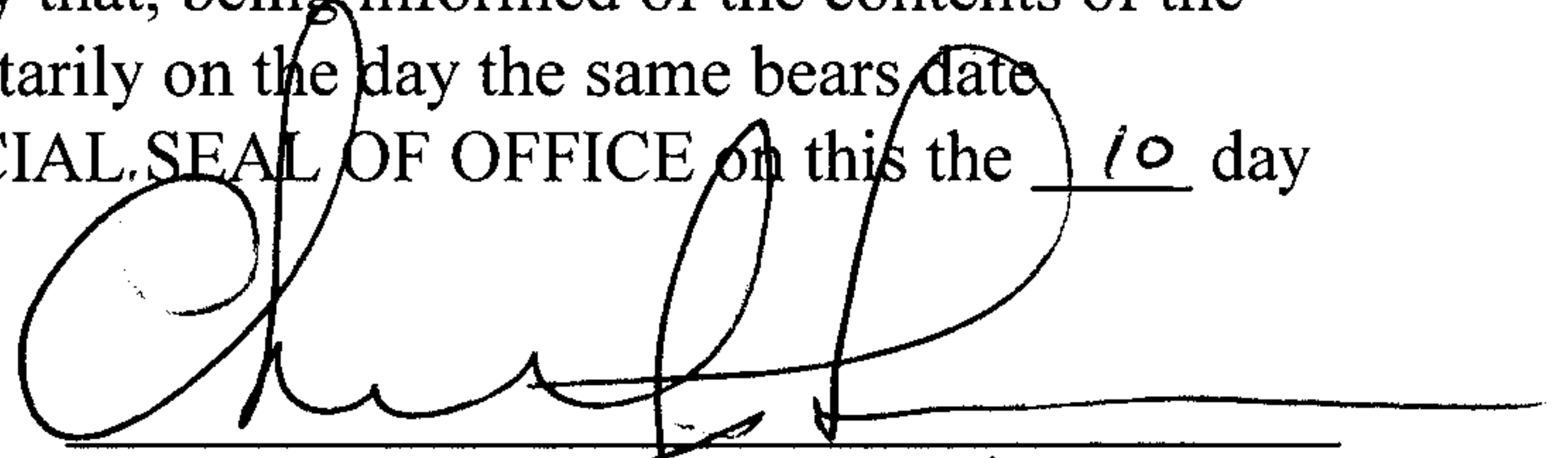
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ACKNOWLEDGMENT

SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Jimmie Lynn Delaney, which is signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 10 day of April, 2009.



NOTARY PUBLIC

My Commission Expires: 5/13/2012

STATE OF ALABAMA)

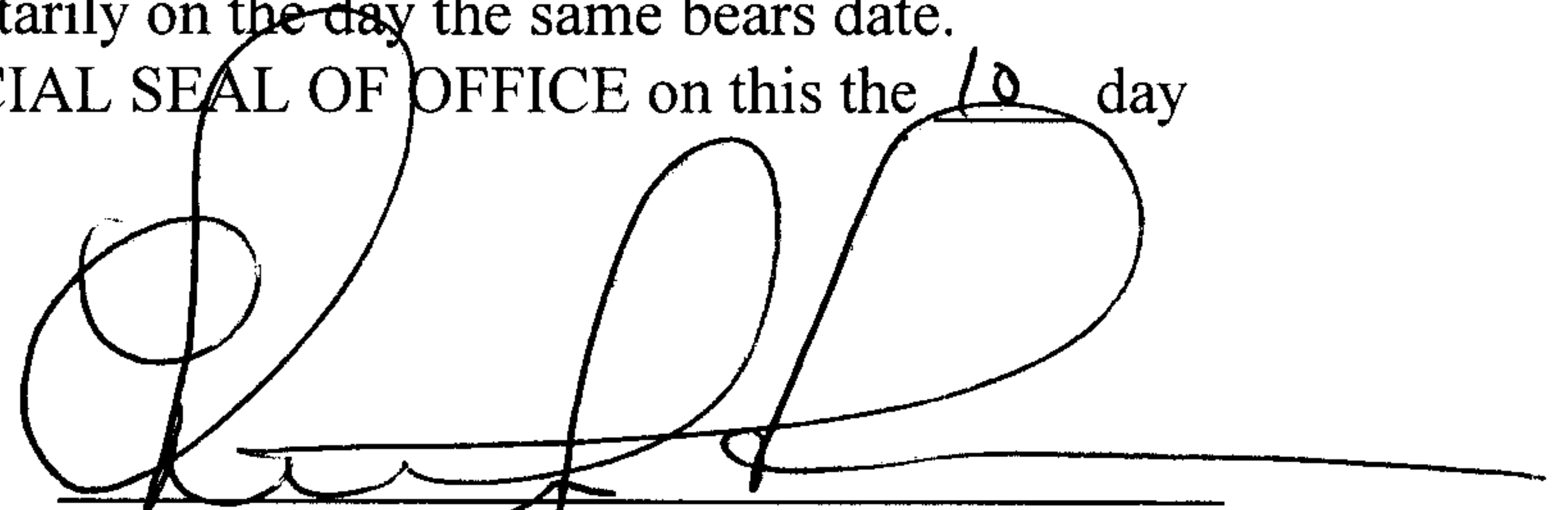
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ACKNOWLEDGMENT

SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, David Delaney, which is signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 10 day of April, 2009.



NOTARY PUBLIC

My Commission Expires: 5/13/2012