

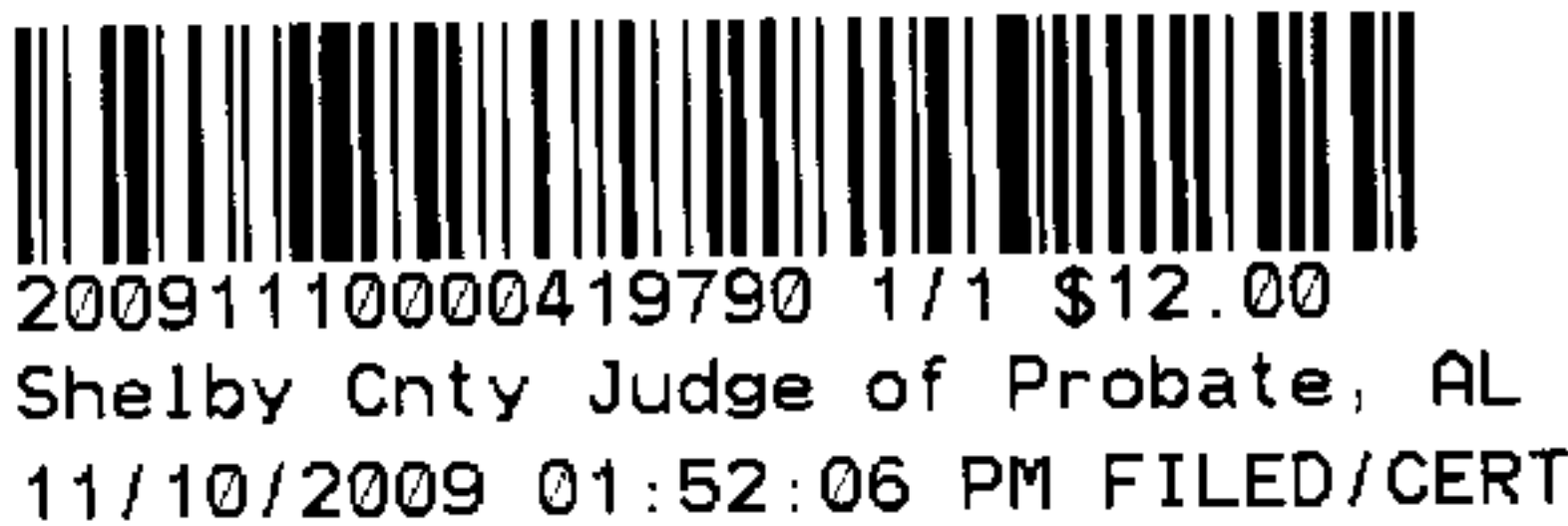
This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, AL 35201

Send Tax Notice To:
James Edward Deason
4511 Old Farm CR
Huntsville AL 35802

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY



That in consideration of (\$100.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, James Edward Deason, a married man, do hereby grant, bargain, sell and convey unto **James Edward Deason** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, Survey of Phase One Hidden Creek III, as recorded in Map Book 26, Page 13, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easement(s) building line(s) and restriction(s) as shown on recorded map; (3) Restrictions appearing of record in Inst. No. 1998-3074; Inst. No. 1998-3075; Inst. No. 1998-3077; Inst. No. 1998-23229 and Inst. No. 1999-1568.

The property described above does not constitute the homestead of the grantor or his spouse.

This deed is being recorded to clarify title to the above-described property. James Edward Deason acquired title to the property herein conveyed from Margaret D. Haley by Deed recorded in Instrument No. 20080813000325840 in the Probate Office of Shelby County, Alabama. Margaret D. Haley was the surviving grantee in Deed recorded in Instrument #2000-44298, the other grantees, Jacquelyn W. Deason having died on January 5, 2002 and James M. Deason, Sr. having died on March 31, 2003.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his, her or their 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 the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of November, 2009.


JAMES EDWARD DEASON

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Edward Deason, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of November, 2009.

My Commission Expires:

8/4/13


Notary Public