Shelby Cnty Judge of Probate, AL 02/09/2010 12:30:53 PM FILED/CERT

This instrument was prepared by: David P. Condon, P. C. 100 Union Hill Drive Ste 200 Birmingham, AL 35209

Send tax notice to: Susan Ann Wilkinson 1568 Inverness Cove Lane Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
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SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Ninety-Eight Thousand Nine Hundred and 00/100 Dollars (\$198,900.00) to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Dennis K. Fitzmorris and his wife Rosalie T. Fitzmorris

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

Susan Ann Wilkinson

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

Lot 106-A, according to the Final Plat of the Residential Subdivision of Inverness Cove Phase 2 Resurvey #1, as recorded in Map Book 36, page 110 A & B, in the Office of the Judge of Probate of Shelby County, Alabama

\$195,296.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:

- 2010 ad valorem taxes not yet due and payable;
- all mineral and mining rights not owned by the Grantors; and (2)
- all easements, rights-of-way, restrictions, covenants and encumbrances of (3) record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have set our hands and seals, this 2nd day of February, 2010.

STATE OF ALABAMA

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Dennis K. Fitzmorris and Rosalie T. Fitzmorris 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February,

Shelby County, AL 02/09/2010

State of Alabama Deed Tax : \$4.00

Notary Public: David P. Condon My Commission Expires: 2-12-10