

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$210,000.00** to the undersigned Grantor(s), **Versal Spalding (aka Versal Spalding, Jr) and wife Florence H. Spalding**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Kimberly L. Houston** (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 248, according to the Map and Survey of Eagle Point, 2nd Sector-Phase 2, as recorded in Map Book 19, Page 67, in the Probate Office of Shelby County, Alabama.

Address of Property: **528 Talon Court
Birmingham, Alabama 35242-6927**

The Attorneys in Fact who sign below hereby certify and confirm that, as of the date of this conveyance, both Grantors are in fact alive and well, and that the powers granted to the Attorneys in Fact in the accompanying Powers of Attorney for each Grantor have not been revoked as of the date of this conveyance.

Subject to taxes for the year 2010 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 18th day of February, 2010.

By:

Versal Spalding, III
By Versal Spalding, III

as attorney in fact

Grantor

Florence H. Spalding

Versal Spalding, III
By Versal Spalding, III

as attorney in fact

Grantor

Florence H. Spalding

By Versal Spalding, III

as attorney in fact

Grantor

Versal Spalding, III
By Versal Spalding, III

as attorney in fact

Grantor

Florence H. Spalding
By Kathryn G. Spalding

as attorney in fact

Grantor

Shelby County, AL 03/01/2010

State of Alabama

Deed Tax : \$210.00



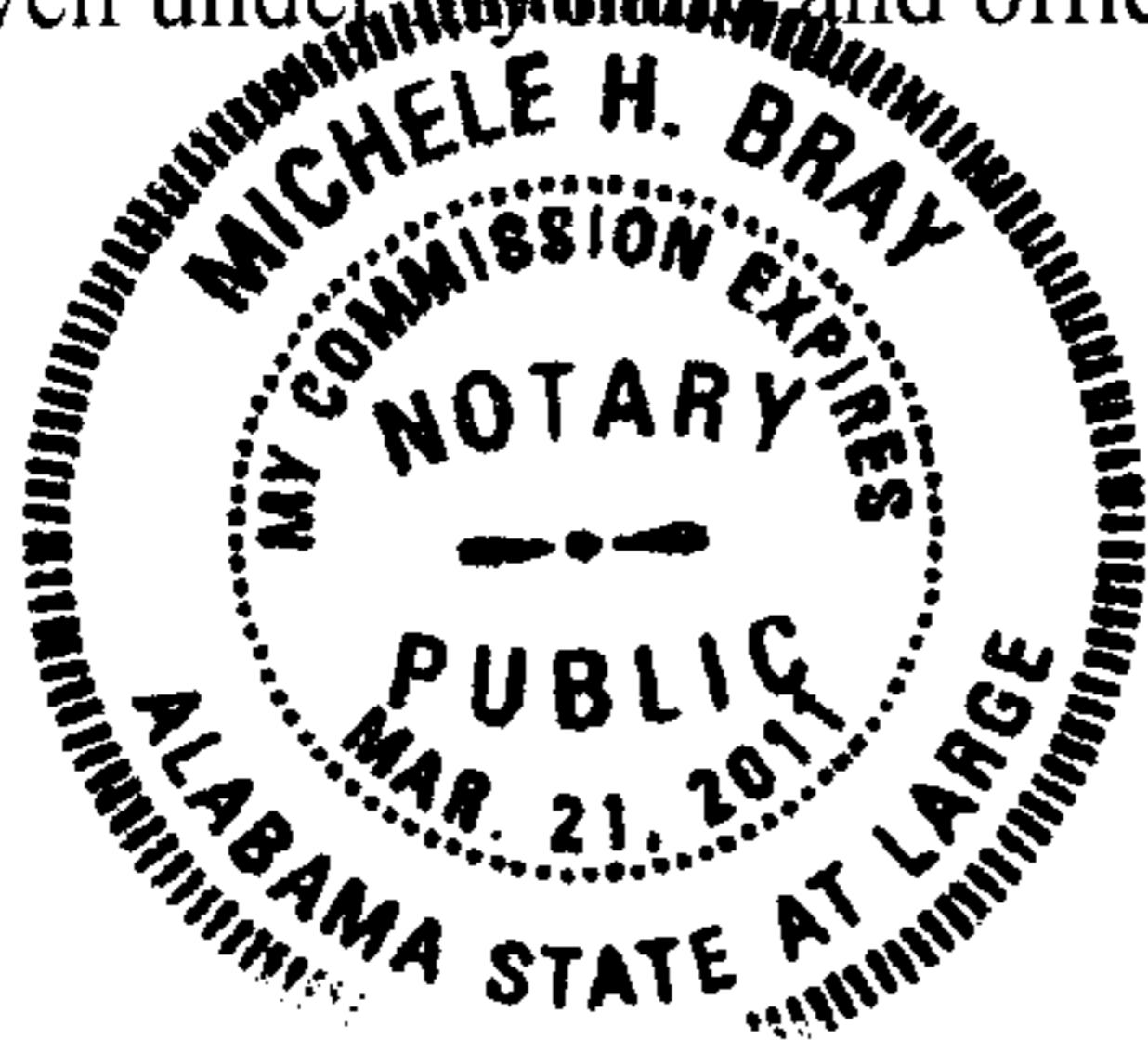
20100301000059820 2/2 \$224.00
Shelby Cnty Judge of Probate, AL
03/01/2010 02:47:49 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Versal Spalding, III and Kathryn G. Spalding**, whose names as Co-Attorneys in Fact for Versal Spalding (aka Versal Spalding, Jr.) and Florence H. Spalding 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 18th day of February, 2010.



Michele H. Bray
Notary Public

Commission Expires: _____

This Instrument Prepared By:

Kevin Hays, Attorney at Law
300 Vestavia Parkway, Ste 3450
Birmingham, AL 35216
205-978-4650

Send Tax Notices To:

Kimberly L. Houston
528 Talon Court
Birmingham, Alabama 35242