

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Ryan Alan Blackmon
1210 Gables Drive
Birmingham, AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Seventy five thousand and no/100 (\$75,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Connie (Consetta) Standifer, Successor Trustee of the Joseph R. Miranda Trust, dated March 19, 1997** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ryan Alan Blackmon** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

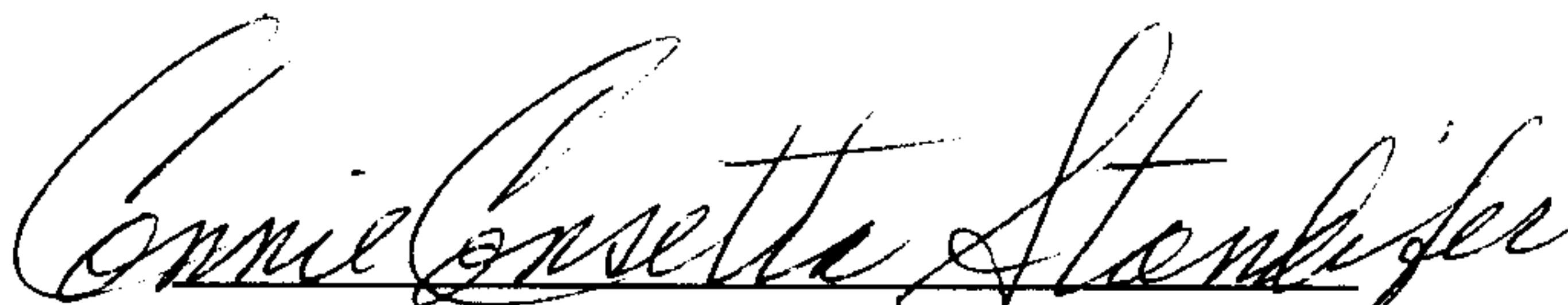
\$73,641.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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 stated 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 (we) have hereunto set my (our) hand(s) and seal(s) this 26th day of February, 2010.

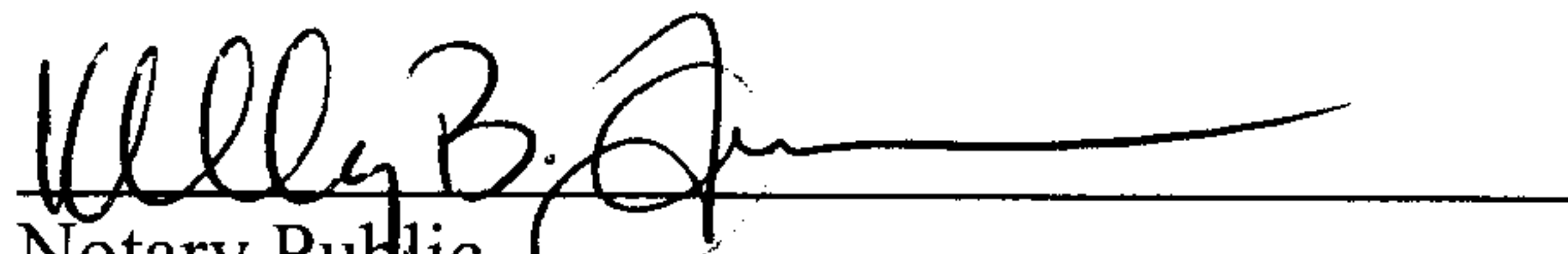
Shelby County, AL 03/15/2010
State of Alabama
Deed Tax : \$1.50


**Connie (Consetta) Standifer, Successor
Trustee of the Joseph R. Miranda Trust,
dated March 19, 1997**

STATE OF ALABAMA
COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Connie (Consetta) Standifer, Successor Trustee of the Joseph R. Miranda Trust, dated March 19, 1997** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of February, 2010.


Notary Public
My Commission Expires: 10-27-2010

KELLY B. FURGERSON
Notary Public - Alabama State At Large
My Commission Expires 10 / 27 / 2010

EXHIBIT "A"

LEGAL DESCRIPTION

Unit 1210, Building 12, Phase 4-B, Plan D in the Gables, a condominium, located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto, as recorded in Real 10 page 177 and amended in Real 27 page 733, Real 50 Page 327 and Real 50 Page 340, and re-recorded in Real 50, Page 942, Real 164, Page 578, and amended in Real 59, Page 19, and further amended by Corporate Volume 30, Page 407, and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, page 733, amended in Real 50 Page 325, and further amended by Real 189, page 222, Real 222, page 691, Real 238, page 241, Real 269, page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real 284, Page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium, as recorded in Map Book 9, Pages 41 thru 44, and amended in Map Book 9, page 135, Map Book 10, page 49 and further amended by Map Book 12, page 50, in the Probate Office of Shelby County, Alabama.



20100315000075420 2/2 \$15.50
Shelby Cnty Judge of Probate, AL
03/15/2010 03:07:36 PM FILED/CERT