

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of **One Hundred Nineteen Thousand Five Hundred and 00/100 (\$119,500.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **BECKY C. ABERNATHY, AN UNMARRIED INDIVIDUAL** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **JENNIFER L. DUNN**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

**LOT 26, ACCORDING TO THE SURVEY OF CALLOWAY COVE TOWNHOMES PLAT NO. 1, AS RECORDED IN MAP BOOK 31, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

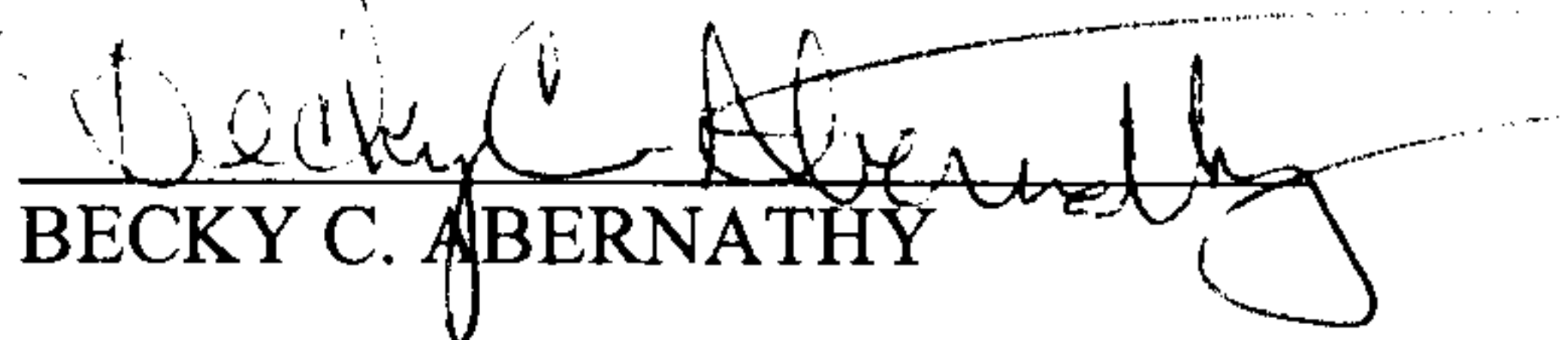
**\$80,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.**

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.  
Ad valorem taxes for the year 2010, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 30th day of April, 2010.

  
BECKY C. ABERNATHY

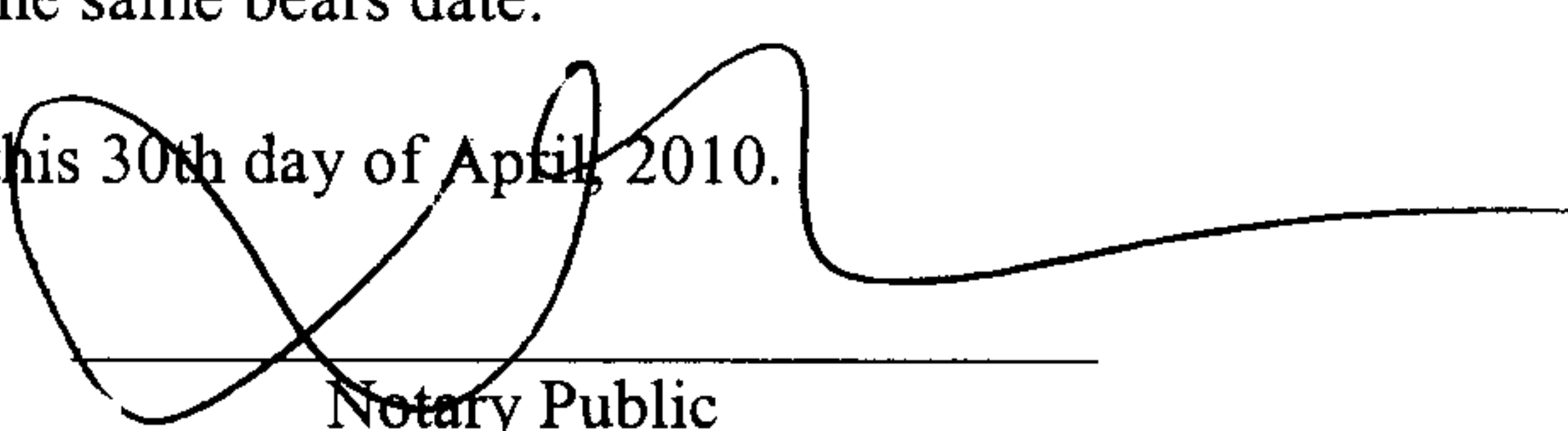
STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that BECKY C. ABERNATHY 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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 30th day of April, 2010.

My Commission Exp:

  
Notary Public

THIS INSTRUMENT PREPARED BY:  
THE SNODDY LAW FIRM, LLC  
2871 ACTON ROAD, SUITE 201  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:  
JENNIFER L. DUNN  
219 CALLOWAY LANE  
PELHAM, AL 35124

DAVID S. SNODDY  
MY COMMISSION EXPIRES 6/18/10