

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Eighty-Two Thousand Two Hundred Fifty and 00/100 (\$82,250.00)** 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 **JENNIFER A. BEASLEY COLLIER, A MARRIED INDIVIDUAL** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **ANDREW C. BIRD**, 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:

SEE EXHIBIT "A" ATTACHED HERETO

\$77,066.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

JENNIFER A. BEASLEY COLLIER IS ONE AND THE SAME PERSON AS JENNIFER A. BEASLEY GRANTEE IN THAT CERTAIN DEED RECORDED IN INSTRUMENT 20020930000470070.

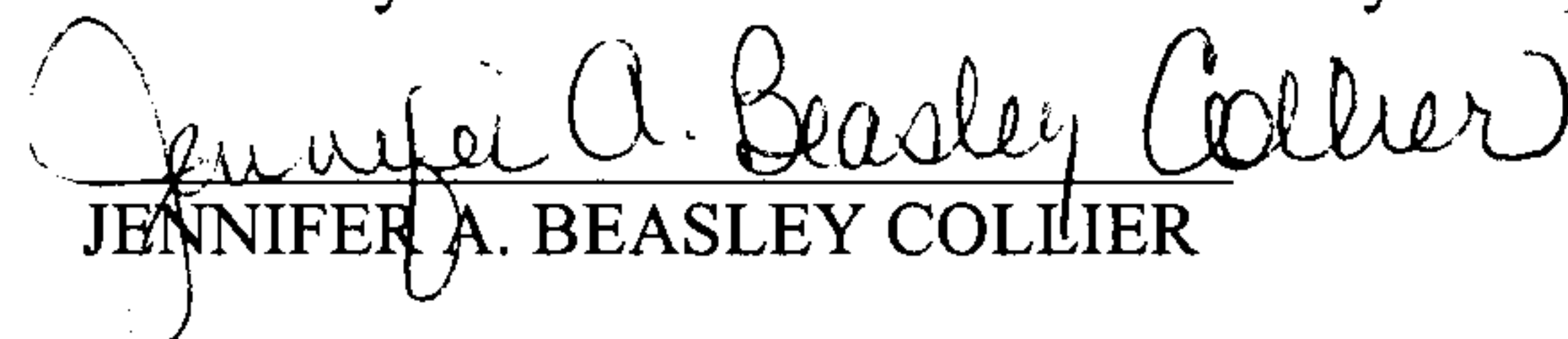
SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2009, 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.


JENNIFER A. BEASLEY COLLIER

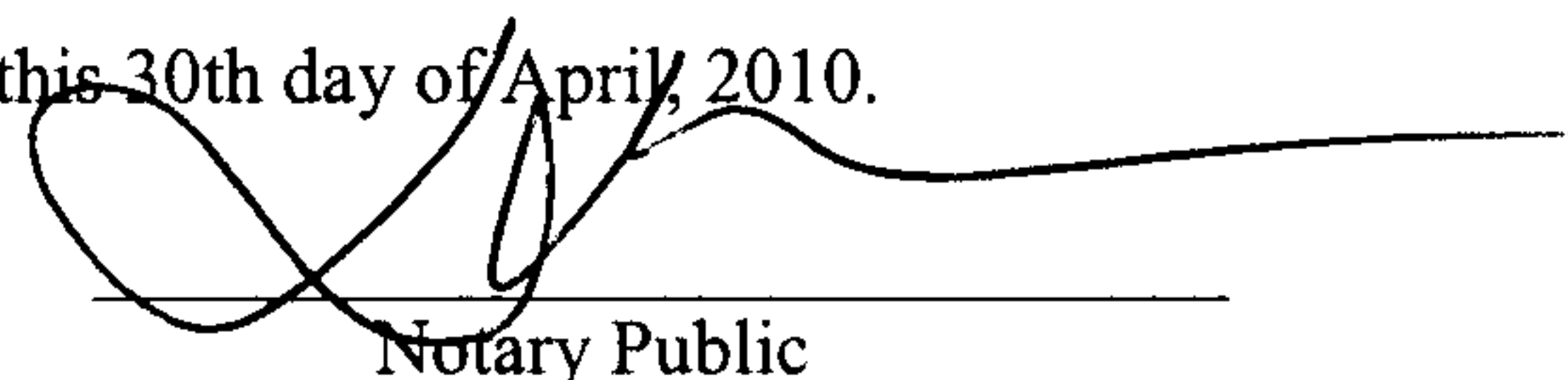
STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that JENNIFER A. BEASLEY COLLIER 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:
ANDREW C. BIRD
1010 GABLES DRIVE
BIRMINGHAM, AL 35244

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

EXHIBIT A
LEGAL DESCRIPTION


20100504000137610 2/2 \$19.50
Shelby Cnty Judge of Probate, AL
05/04/2010 02:25:15 PM FILED/CERT

Unit 1010, Building 10, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177, and amended in Real Volume 27, page 733; Real Volume 50, page 327 and Real Volume 50, page 340 and re-recorded in Real Volume 50, page 942 and Real Volume 165, page 578 and amended in Real Volume 59, page 19 and further amended by Corporate Volume 30, page 407; Real Volume 96, page 855 and Real Volume 97, page 937 and By-Laws as shown in Real Volume 27, page 733; and then amended in Real Volume 50, page 325; further amended by Real Volume 189, page 222; Real Volume 222, page 691 and Real Volume 238, page 241, 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, and Map Book 10, page 49, further amended by Map Book 12, page 50, in the Probate Office of Shelby County, Alabama.