

SEND TAX NOTICE TO:
James Lynn Brittain
3207 Mountain Ridge Circle
Birmingham, AL 35242

This instrument was prepared by:
Richard A. McGuire
Crowson, Morrison & Spann, LLC
101 North Main Street
Post Office Box 278
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

217825.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, James Lynn Brittain, a married man, do grant, bargain, sell and convey unto James Lynn Brittain, a married man, and to Karen Brittain, a married woman, (herein referred to as "Grantees"), their heirs and assigns forever, in fee simple, share and share alike, the following described real estate situated in Shelby County, Alabama, to-wit:

Mountain Ridge Estates, 1st Sector, Lot 5, S-14, T-195, R-02W

The above-described land is subject to any previous, legally valid and recorded easements, rights of way, reservations and exceptions.

It is the INTENTION of the Grantor herein, to grant and convey to the Grantees, James Lynn Brittain and Karen Brittain, any and all interest the Grantor, her heirs or assigns, may own or claim in the said property,

TO HAVE AND TO HOLD to the said Grantees, in fee simple, share and share alike, their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 27 day of April, 2010.


James Lynn Brittain

STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES LYNN BRITTAIN, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, JAMES LYNN BRITTAIN executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 27th day of April 2010.

Shelby County, AL 05/11/2010

State of Alabama

Deed Tax : \$218.00


Notary Public
My Commission Expires: 2/24/11


20100511000148650 1/1 \$229.00
Shelby Cnty Judge of Probate, AL
05/11/2010 04:01:28 PM FILED/CERT