

Send tax notice to:

KATHRYN E. DAMRON  
4125 GUILFORD ROAD  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Executive Real Estate Group, LLC  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2010224

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Two Thousand and 00/100 Dollars (\$182,000.00) in hand paid to the undersigned, JILL P. BARCROFT, An Unmarried Woman Not Joined By Spouse (hereinafter referred to as "Grantor") by KATHRYN E. DAMRON (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 128-A, ACORDING TO A RESURVEY OF LOTS 125-129, GREYSTONE FARMS, GUILFORD PLACE, PHASE I, AS RECORDED IN MAP BOOK 23, PAGE 21, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR NOR HER RESPECTIVE SPOUSE.


SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURAT AND COMPLETE LAND SURVEY.
3. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
4. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
5. EASEMENT ASS REFERRED TO IN VOLUME 4450, PAGE 5.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT #1997-19421.
7. GREYSTONE FARMS COMMUNITY CENTER PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INSTRUMENT #1995-16403.
8. RECIPROCAL EASEMENT AGREEMENT IN INSTRUMENT #1995-16400.
9. EASEMENT TO BELL SOUTH TELECOMMUNICATIONS.
10. RIGHT OF WAY TO BIRMINGHAM WATER WORKS.
11. DEVELOPMENT AGREEMENT IN INSTRUMENT #1994-22318.
12. COVENANTS AND AGREEMENT FOR WATER SERVICE IN BOOK 235, PAGE 574 AND MODIFIED IN INSTRUMENT #1992-20786 AND INSTRUMENT #1993-20840.

\$159,041.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 21st day of June, 2010.

  
JILL P. BARCROFT  
(NOW KNOWN AS JILL BARCROFT FLECK)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JILL P. BARCROFT, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of June, 2010.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 04/13/12