

This instrument prepared by
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160 Yeager Parkway Suite 200B
Pelham, Alabama 35124

Send Tax notice to:
Russell W. Autry
Xiaodi Autry
5554 Parkview Circle
Birmingham, Alabama 35242

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Fifty thousand and No/100 DOLLARS, and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I, Jan Sullivan Brooks, a single woman, (herein referred to as GRANTOR, does hereby GRANT, BARGAIN, SELL AND CONVEY unto Russell W. Autry and Xiaodi Autry, (herein referred to as GRANTEE(S), their heirs, successors and assigns in fee simple, the following described real estate situated in the County of Montgomery, and State of Alabama, to-wit:

Lot 7, according to the Survey of Parkview, as recorded in Map Book 7, page 44, in the Office of the Judge of Probate of Shelby County, Alabama.

\$315,000.00 of the consideration paid herein was paid by mortgage filed simultaneously herewith.

This conveyance is made subject:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. (a) Taxes or special assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. Any mineral or mineral rights leased, granted or retained by current or prior owners.
7. Taxes and assessments for the year 2010 and subsequent years, not yet due and payable.
8. Covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is not permitted by applicable law.
9. Easements as shown on the recorded map.

JSB



20100706000213520 2/2 \$50.00
Shelby Cnty Judge of Probate, AL
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10. Building setback line as shown on recorded map
11. Restrictions appearing of record in Real Volume 24, page 652 and Real Volume 112, page 663.
12. Right of Way to Alabama Power Co. Recorded in Volume 311, page 809.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 30th day of June 2010.

WITNESS:

(L.S.)

Jan Sullivan Brooks

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State and County, Jan Sullivan Brooks, whose names are signed to the foregoing and who are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June 2010.

SEAL

Notary Public
My Commission Expires _____

Deed Tax : \$35.00

