

This instrument was prepared by:

(Name) David F. Ovson, LLC
(Address) 1130 22nd Street South
Ridge Park Building, Ste. 4800
Birmingham, AL 35205

Send Tax Notice To: Margie Swindall Crider
name
211 El Camino Real
address Chelsea, AL 35043

WARRANTY DEED-

STATE OF ALABAMA
JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:



20100816000261420 1/1 \$162.00
Shelby Cnty Judge of Probate, AL
08/16/2010 01:57:14 PM FILED/CERT

That in consideration of Three Hundred Thirty-Four Thousand Nine Hundred and No/100 (\$334,900.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Kate S. Garity, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Margie Swindall Crider

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

Estate 15, according to the Survey of High Chaparral, First Sector, as recorded in
Map Book 12, page 57, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Deed Book 341, page 112

SUBJECT TO:

1. Ad valorem taxes for the year 2010, which are a lien, but not yet due and payable
until October 1, 2010.
2. Easements, rights-of-ways, restrictions, conditions and covenants of record.

\$ 184,900.00 of the purchase price recited herein was derived from the proceeds
of a mortgage loan closed simultaneously herewith.

Kate S. Garity is the surviving grantee of the deed recorded in Deed Book 341, page
112, Joseph J. Garity having died on 6/22/09.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 9th
day of August, 2010

(Seal)

Kate S. Garity
(Seal)

Shelby County, AL 08/16/2010

(Seal)

State of Alabama

Deed Tax : \$150.00

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that
Kate S. Garity, an unmarried woman

whose name(s) 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 she executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 9th day of August A.D., 2010

David F. Ovson
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 27, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS