

*This instrument was prepared by:*  
David P. Condon, P. C.  
100 Union Hill Drive Ste 200  
Birmingham, AL 35209

*Send tax notice to:*  
Jessica B. Balentine  
772 Heatherwood Drive  
Birmingham, Alabama 35244

## WARRANTY DEED

STATE OF ALABAMA )  
:  
SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Six Hundred Twenty-Five Thousand and 00/100 Dollars (\$625,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

**Denise W. Weaver**, an unmarried person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Jessica B. Balentine**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 1, according to the Survey of Weavers Subdivision, as  
recorded in Map Book 31, page 1, in the Probate Office of  
Shelby County, Alabama**

\$417,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

\$83,000.00 of the proceeds come from a second mortgage recorded simultaneously herewith.

Subject to: (1) 2010 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/her 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 will and my heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 27th day of August, 2010.

Shelby County, AL 09/16/2010  
State of Alabama  
Deed Tax : \$125.00

By: Denise W. Weaver (Seal)  
Denise W. Weaver

STATE OF ALABAMA )  
:  
JEFFERSON COUNTY )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Denise W. Weaver, 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 he/she executed the same voluntarily on the day the same bears date.

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

Notary Public: David P. Condon  
My Commission Expires: 2-12-14