

SEND TAX NOTICE TO:

Helen A. Stevens

Jack E. Stevens

4192 Crossings Lane  
Hoover, AL 35242

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That for and in consideration of Two Hundred Seventy-Nine Thousand and No/100 (\$279,000.00) DOLLARS and other good and valuable considerations, to the undersigned, Mark D. Feagin as Personal Representative of the Estate of Helen N. Feagin, deceased, Shelby County Probate Case #PR-2010-000098 (hereinafter referred to as "Grantors"), in hand paid by Helen A. Stevens and Jack E. Stevens (hereinafter referred to as "Grantees"), the receipt, adequacy and sufficiency whereof are hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto the said Grantees, Helen A. Stevens and Jack E. Stevens for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following real estate, located and situated in Shelby County, Alabama:

Lot 321, according to the Survey of Caldwell Crossings, Third Sector, as recorded in Map Book 33, Page 154, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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-way, restrictions, conditions and covenants of record.

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


And said Grantors do for themselves, their heirs and assigns, covenant with said Grantees, their heirs, executors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, have caused this conveyance to be executed on this the 27th day of September, 2010.

Deed Tax : \$279.00

Mark D. Feagin  
Mark D. Feagin  
as Personal Representative of  
the Estate of Helen N. Feagin,  
deceased, Shelby County Probate  
Case #PR-2010-000098

STATE OF ALABAMA

  
20100930000322400 3/3 \$297.00  
Shelby Cnty Judge of Probate, AL  
09/30/2010 12:30:55 PM FILED/CERT

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark D. Feagin as Personal Representative of the Estate of Helen N. Feagin, deceased, Shelby County Probate Case #PR-2010-000098, 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 conveyance he, in his capacity aforesaid and with full authority, executed the same voluntarily on the day the same bears date.

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



NOTARY PUBLIC

My commission expires: August 27, 2012

THIS INSTRUMENT WAS PREPARED BY:

David F. Ovson, LLC  
1130 22<sup>nd</sup> Street South  
Ridge Park Building, Ste. 4800  
Birmingham, AL 35205