

This instrument was prepared by:
David P. Condon
David P. Condon, P.C.
100 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Send tax notice to:
Mary Cannella
250 Crest Lake Drive
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)

Shelby County, AL 01/06/2011
State of Alabama
Deed Tax: \$222.50

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Twenty-Two Thousand Five Hundred and 00/100 Dollars (\$222,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

Dewey S. Thomason, Jr. and Virginia B. Thomason, as Trustees under the Thomason Living Trust dated August 7, 1997

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

Mary Cannella

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

Lot 28, Block 2, according to the Amended Map of Southlake Crest 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama

- Subject to:
- (1) 2011 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 Grantor does for itself and for its successors and assigns covenant with Grantee, his/her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representatives, this 22nd day of December, 2010.

THOMASON LIVING TRUST

BY: Dewey S. Thomason (Seal)
Dewey S. Thomason, Jr.
ITS: Trustee

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

BY: Virginia B. Thomason (Seal)
Virginia B. Thomason
ITS: Trustee

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Dewey S. Thomason, Jr. and Virginia B. Thomason, as Trustees of the Thomason Living Trust whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such Trustees, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December, 2010.

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

