

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Thomas J. Curtin, Sr.
2931 Surrey Road
Birmingham, AL 35223-1214

WARRANTY DEED

20110114000014570 1/2 \$655.50
Shelby Cnty Judge of Probate, AL
01/14/2011 01:19:40 PM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Six Hundred Forty Thousand Three Hundred Fifty and No/100-----
-----(\$640,350.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Mary W. McNeillie, an unmarried woman

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto
Thomas J. Curtin, Sr.

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

See attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

Subject to current taxes, easements, restrictions and liens of record.

Mary W. McNeillie is the surviving grantee in that certain deed dated January 5, 1995, recorded in Instrument #1995-00545, in the Probate Office of Shelby County, Alabama. The other grantee, Charles E. McNeillie, having died on or about JAN. 28, 2010.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 30th day of December, 2010.

_____(Seal) Mary W. McNeillie (Seal)
Mary W. McNeillie

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Mary W. McNeillie 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, A. D., 2010.

My Commission Expires: 4/21/12

William H. Halbrooks
William H. Halbrooks, Notary Public

Shelby County, AL 01/14/2011
State of Alabama
Deed Tax: \$640.50

Exhibit "A"

20110114000014570 2/2 \$655.50
Shelby Cnty Judge of Probate, AL
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Attached Legal Description

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING THE SAME LAND DESCRIBED IN A DEED TO CHARLES AND MARY McNEILLIE, RECORDED IN INSTRUMENT NUMBER 1995-545, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6;

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, LESS AND EXCEPT A 10 FOOT STRIP OFF OF THE SOUTH 660 FEET OF THE EAST END;

THE NORTH 396 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, LESS AND EXCEPT A 10 FOOT STRIP OFF OF THE EAST END;

THE ABOVE DESCRIBED LAND CONTAINING 72.98 ACRES.