

WARRANTY DEED

VALUE - \$ 201,700.00

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$500.00 and other good and valuable consideration to the undersigned Grantor(s), **Mary Ellen White, unmarried, and Gregory V. Hickman, a widowed person**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Gregory V. Hickman** (herein referred to as "Grantee") the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF BEAVER CREEK PRESERVE, FIRST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 63, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Address of the Property: 231 Beaver Creek Parkway
Pelham, Alabama 35124

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A VALID TITLE SEARCH.

Subject property is the same property that was conveyed by virtue of Warranty Deed dated April 7, 2009 and recorded in Shelby County, Alabama at Instrument #20090421000145280 on April 21, 2009.

Subject to taxes for the year 2011 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 26th day of January, 2011.

By: Mary Ellen White
Mary Ellen White, Grantor

By: Gregory V. Hickman
Gregory V. Hickman, Grantor

STATE OF FL
COUNTY OF Santa Rosa

20110208000044660 2/2 \$116.00
Shelby Cnty Judge of Probate, AL
02/08/2011 09:42:23 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Mary Ellen White**, 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 26 day of January, 2011.

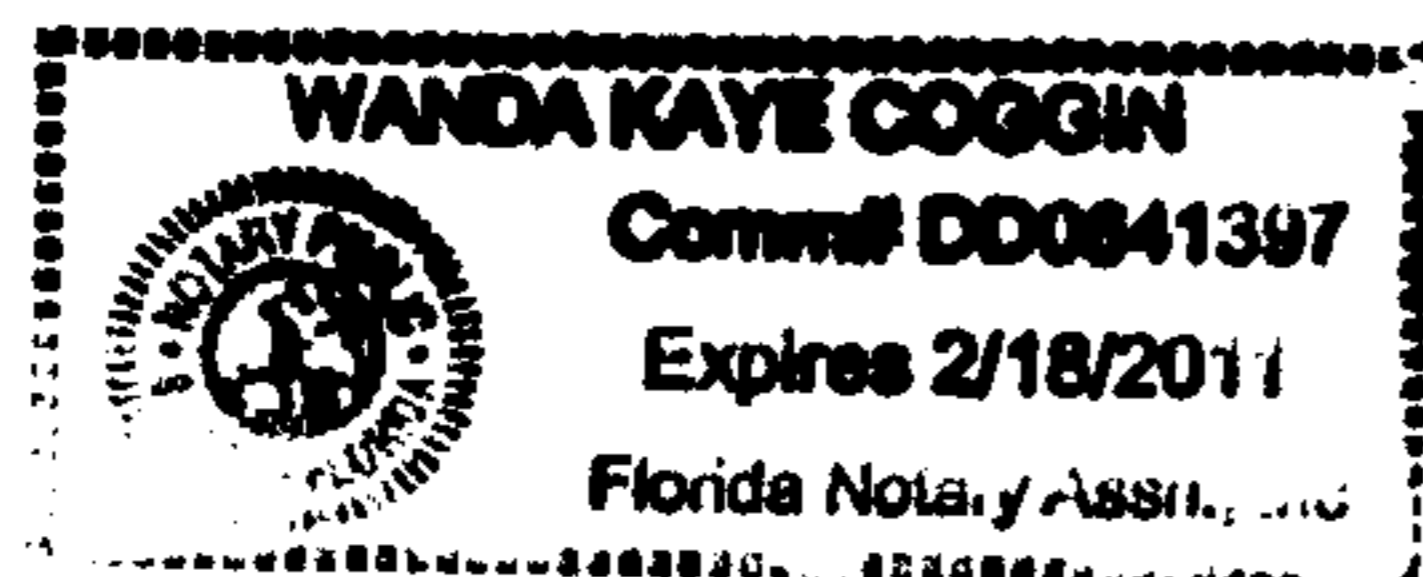


Wanda Kaye Coggin
Notary Public
Commission Expires: 2/18/2011

STATE OF FL
COUNTY OF Santa Rosa

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Gregory V. Hickman**, 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 26 day of January, 2011.



Wanda Kaye Coggin
Notary Public
Commission Expires: 2/18/2011

This Instrument Prepared By:
Kevin Hays, Attorney at Law
301 19th Street North, Suite 590
Birmingham, AL 35203
205-314-0650

Send Tax Notices To:
Gregory V. Hickman
4825 SOUNOSIDE DRIVE
GULF BREEZE FL
32563