

Send tax notice to:

DAVID C. ELLIOTT
1645 WINGFIELD DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2011100

Shelby County, AL 04/14/2011
State of Alabama
Deed Tax: \$18.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Nine Thousand and 00/100 Dollars (\$369,000.00) in hand paid to the undersigned, JAMES L. EATON and ELIZABETH M. EATON, Husband and Wife (hereinafter referred to as "Grantors") by DAVID C. ELLIOTT and JULIE H. ELLIOTT (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 934, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 9TH SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 63, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. ANY ENCROACHMENTS, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY.
3. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
4. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
5. TRANSMISSION LINE PERMIT GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN REAL 207, PAGE 380.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 181, PAGE 995.
7. RESTRICTIONS APPEARING OF RECORD IN REAL 194, PAGE 254 AND AMENDED IN INSTRUMENT NO. 1992-20483.
8. EASEMENT AGREEMENT AS SET FORTH IN REAL 194, PAGE 1, REAL 194, PAGE 40; REAL 194, PAGE 20 AND REAL 194, PAGE 43.
9. DRAINAGE EASEMENT AS SET FORTH IN REAL 125, PAGE 238.
10. RECIPROCAL EASEMENT AGREEMENT AS SET FORTH IN INSTRUMENT NO. 1993-23852 AND INSTRUMENT NO. 1993-22454.
11. SANITARY SEWER EASEMENT AS SET FORTH IN INSTRUMENT NO. 1993-18023 AND INSTRUMENT NO. 1993-08022.
12. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 1993-33967, AS RECORDED IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

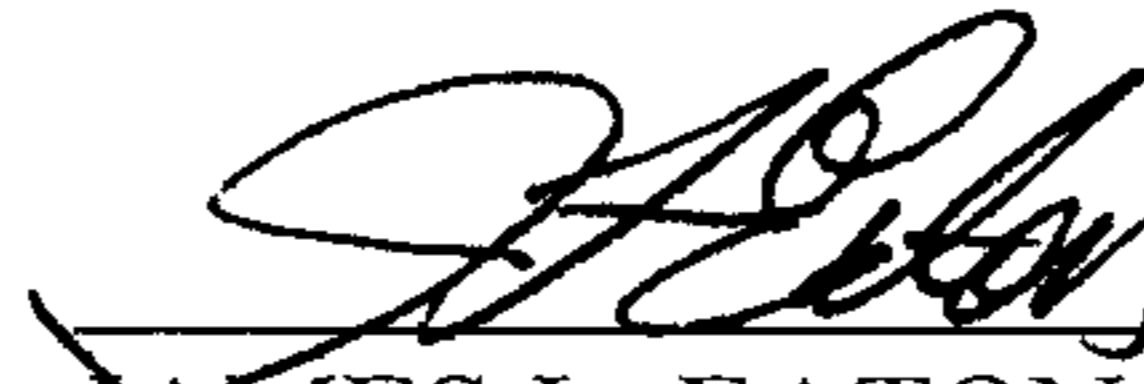
\$350,550.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

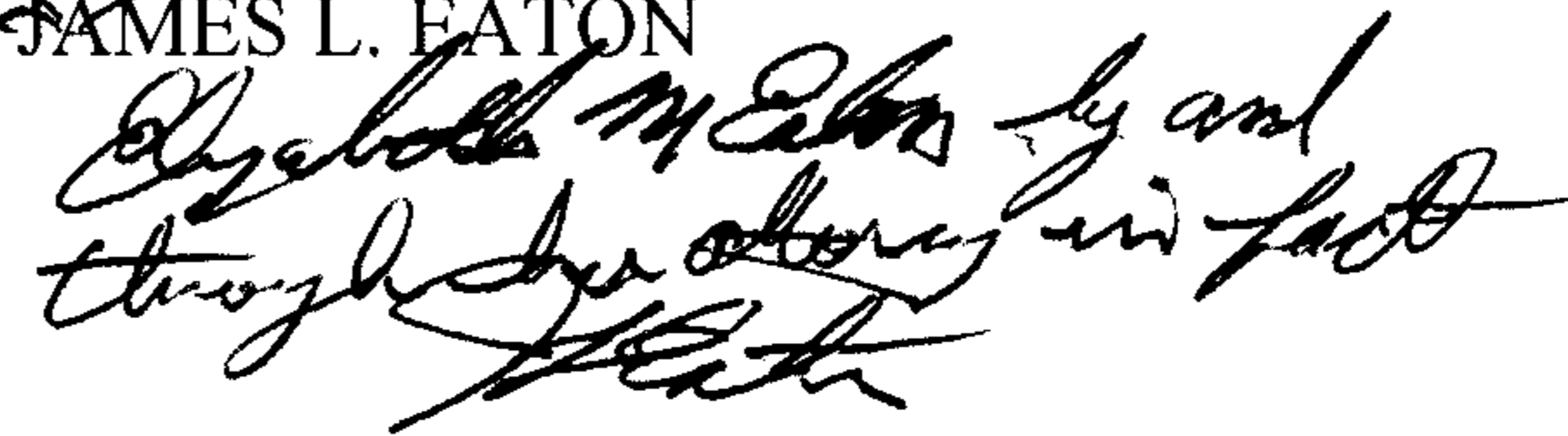
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.



The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of March, 2011.



JAMES L. EATON
Elizabeth M. Eaton by and through her attorney in fact


ELIZABETH M. EATON
BY AND THROUGH HER ATTORNEY IN
FACT, JAMES L. EATON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES L. EATON, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 30th day of March, 2011.



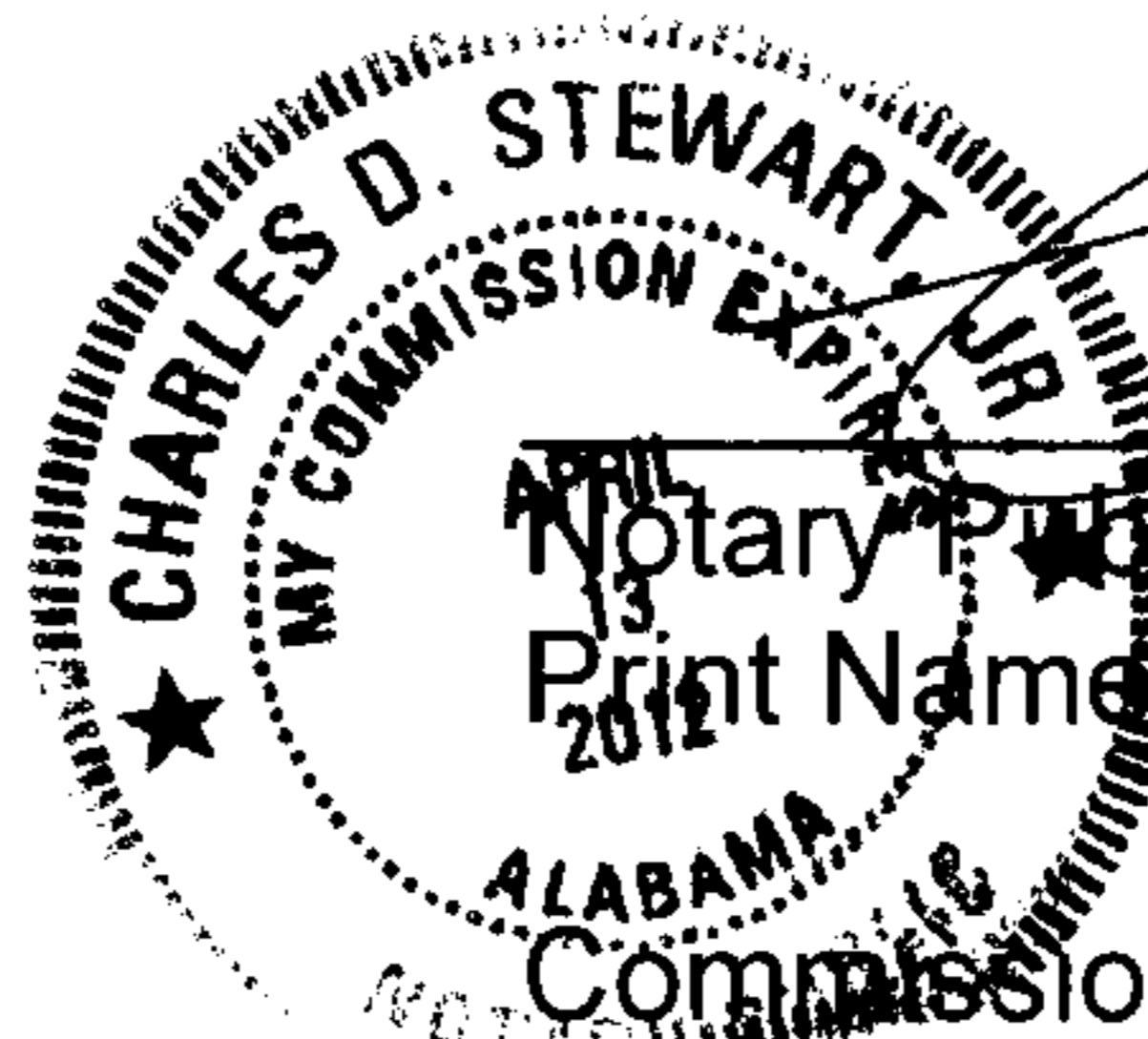
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-13-12

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, CHARLES D. STEWART, JR, a Notary Public in and for said County, in said State, hereby certify that JAMES L. EATON, whose name as Agent and Attorney in fact for ELIZABETH M. EATON, 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 said instrument, he executed the same voluntarily in his capacity as Attorney in fact for ELIZABETH M. EATON on the day the same bears date.

Given under my hand and official seal this the 30th day of March, 2011.

[NOTARIAL SEAL]
JR.



Notary Public
Print Name: CHARLES D. STEWART,
Commission Expires: 04/13/12