

Send tax notice to:

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Six Thousand and 00/100 Dollars (\$126,000.00) in hand paid to the undersigned, **Patricia A. Evans, an unmarried woman, by and through her attorney-in-fact, Jeri L. Evans**, (hereinafter referred to as "Grantor"), by **Charles A. Traffica and Eddie B. Traffica, as Trustees of the Traffica Living Trust** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3-01, according to the Plat of Chelsea Park 3rd Sector as recorded in Map Book 34, Page 23 A & B in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2011 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/26/2011
State of Alabama
Deed Tax: \$126.00

TO HAVE AND TO HOLD to Grantees, their heirs, executors, administrators and assigns forever.

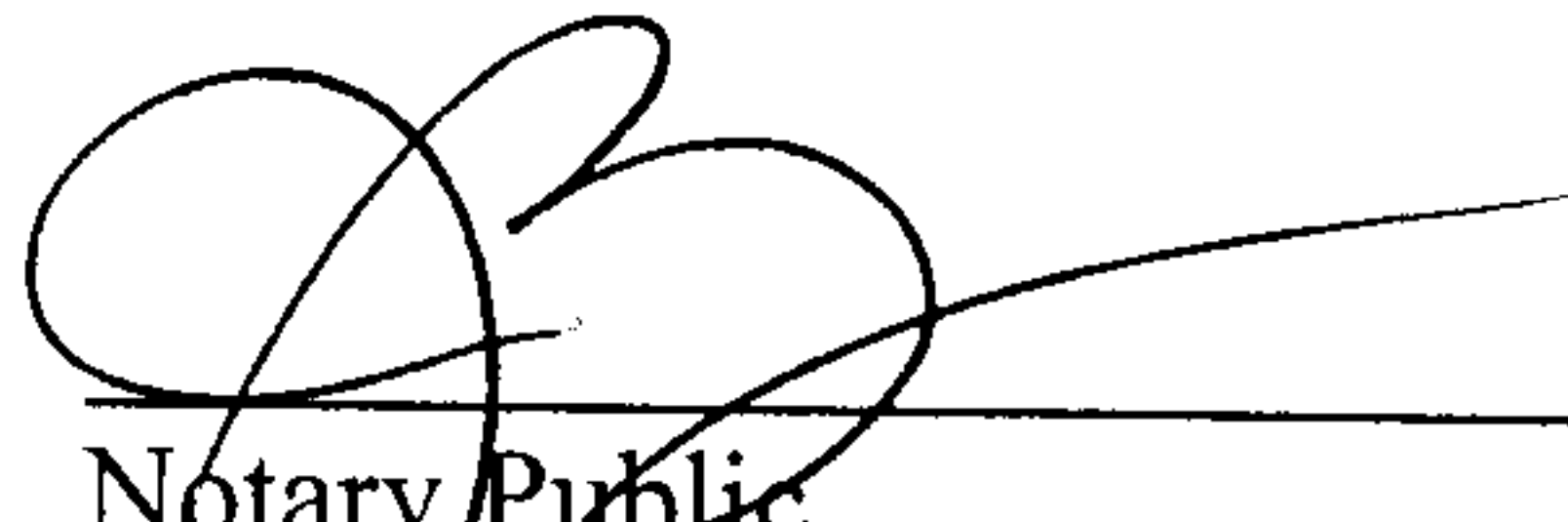
IN WITNESS WHEREOF, Grantor has set her signature and seal on this, the 15th day of April, 2011.

Patricia A. Evans, by and through her
Patricia A. Evans, by and through her attorney-in-
Attorney-in-fact, Jeri L. Evans fact, Jeri L. Evans

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeri L. Evans, whose name as attorney in fact for Patricia A. Evans, an unmarried woman, 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, she, in her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Patricia A. Evans on the day the same bears date.

Given under my hand and official seal this the 15th day of April, 2011.



Notary Public
Print Name:
Commission Expires:

