

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Steve Phillip Caughron
311 Panther Trail
Pelham, AL 35124

STATE OF ALABAMA)

)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Ninety-Five Thousand and 00/100 (\$195,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Glenn E. Rinsky, and wife, Laura Halpin Rinsky**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Steve Phillip Caughron**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 34, according to the Survey of Panther Ridge, as recorded in Map Book 31, Page 118, in the Office of the Probate Judge of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2011 and subsequent years not yet due and payable until October 1, 2011.
Existing covenants and restrictions, easements, building lines and limitations of record.

\$185,250.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Laura Halpin Rinsky is one and the same person as Laura A. Halpin.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **26th** day of **April, 2011**.


Glenn E. Rinsky

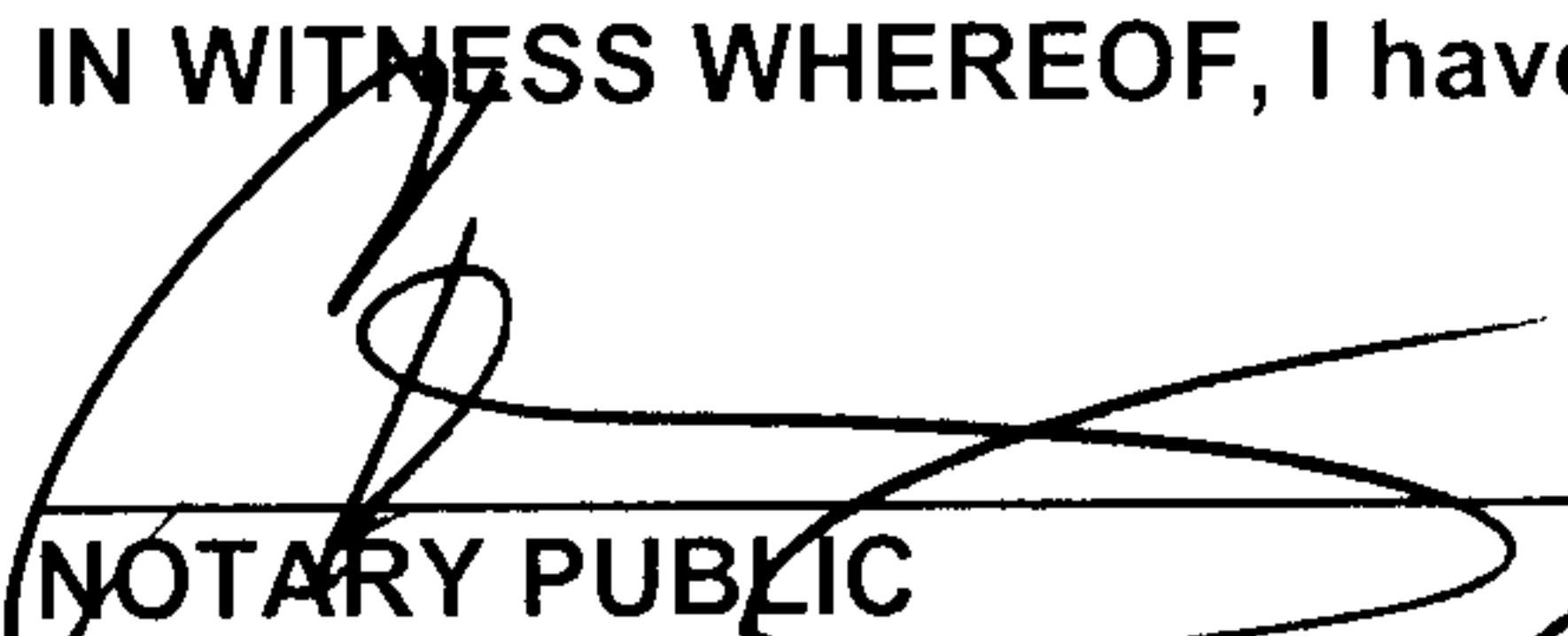

20110504000135550 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
05/04/2011 03:16:17 PM FILED/CERT

Shelby County, AL 05/04/2011
State of Alabama
Deed Tax: \$10.00

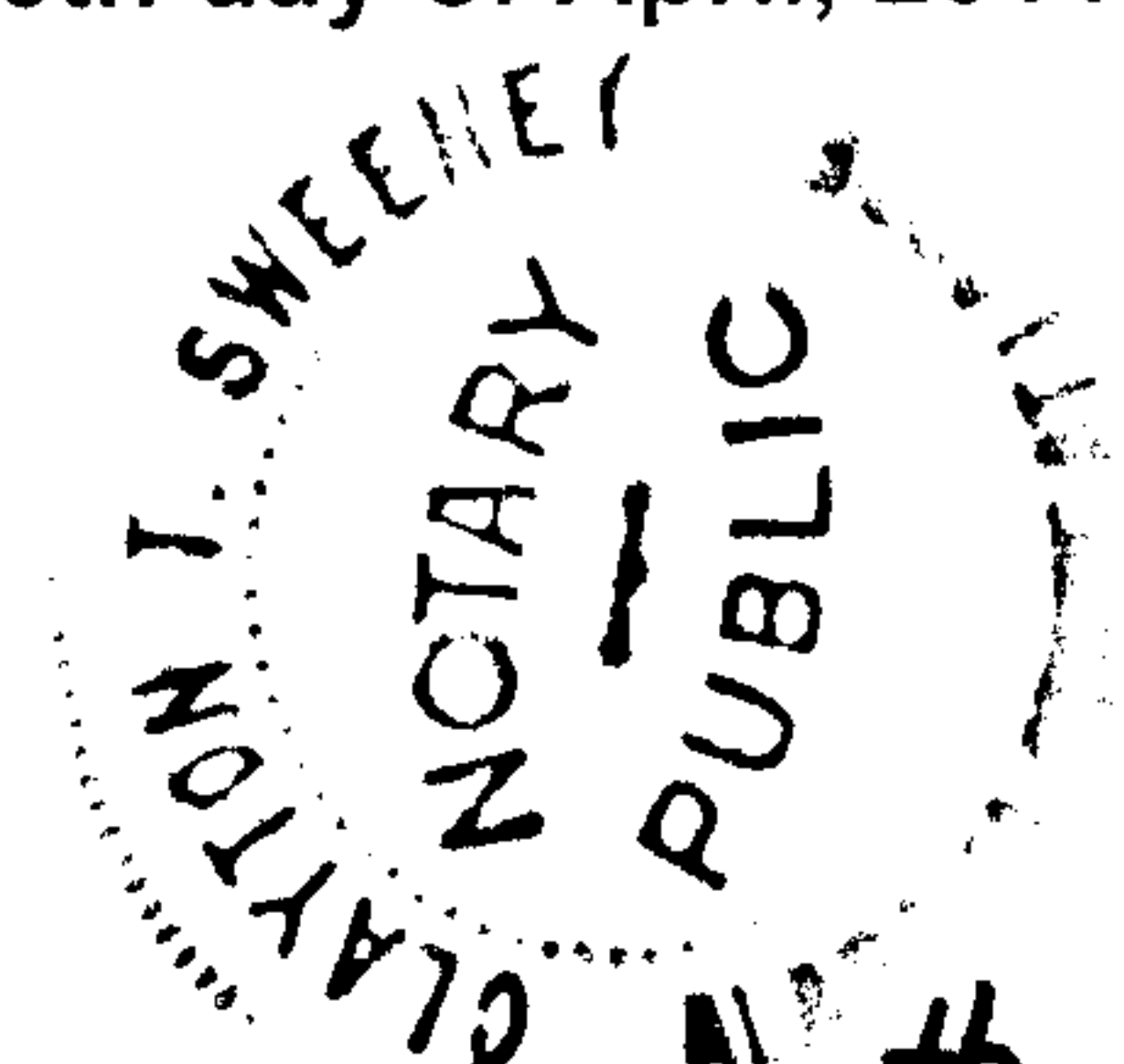
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Glenn E. Rinsky, a married man, 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 Instrument, he executed the same voluntarily on the day the same bears date.

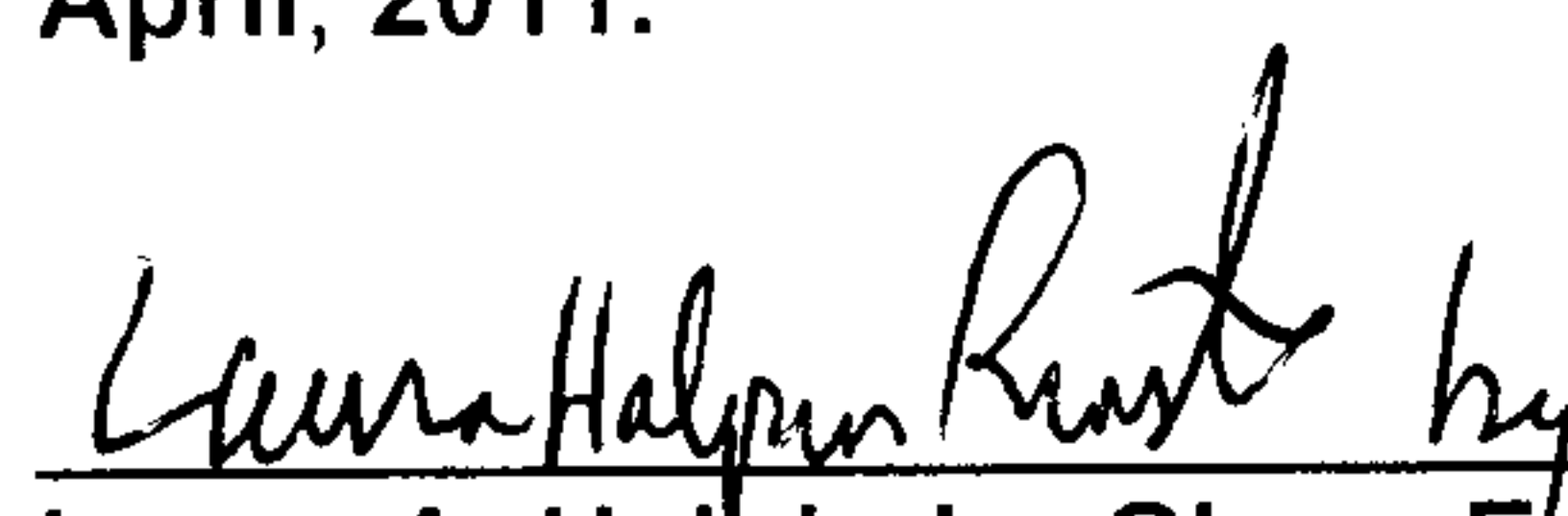
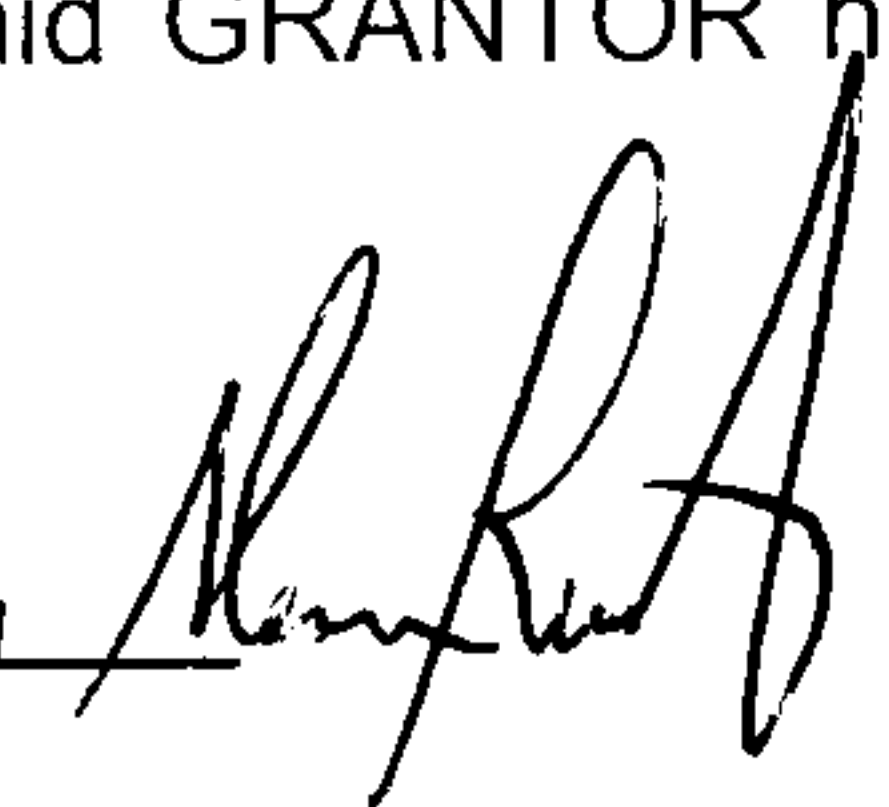
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of April, 2011.


NOTARY PUBLIC

My Commission Expires: 6-5-2011



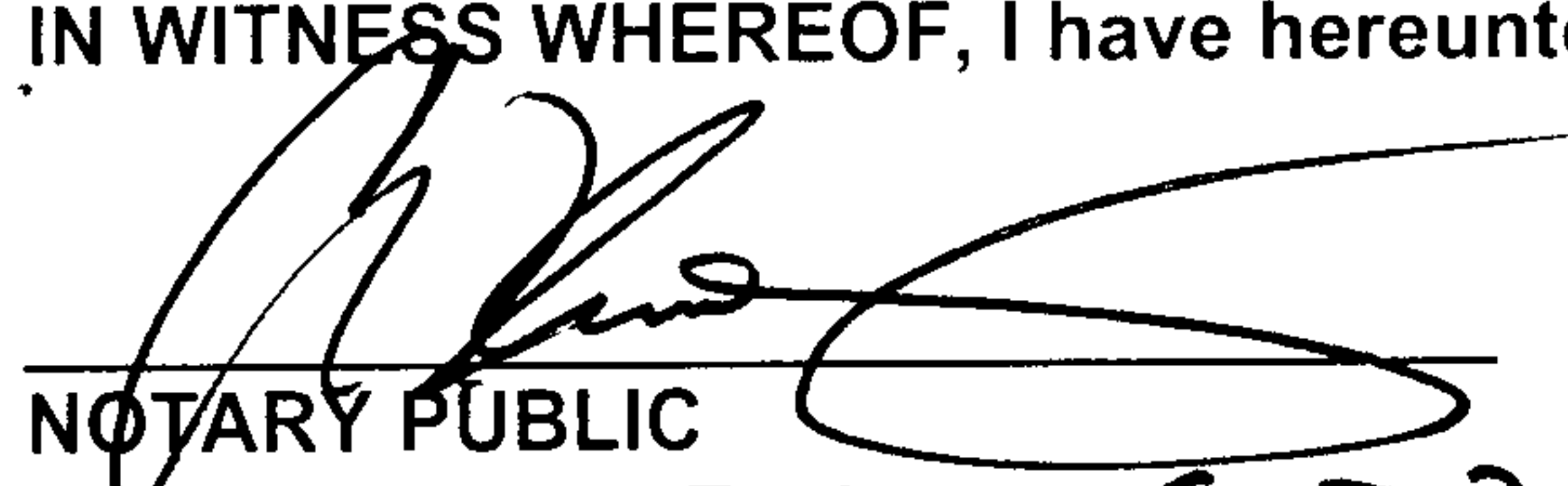
IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 26th day of April, 2011.

 by  her attorney in fact
Laura A. Halpin by Glenn E. Rinsky, her Attorney in Fact

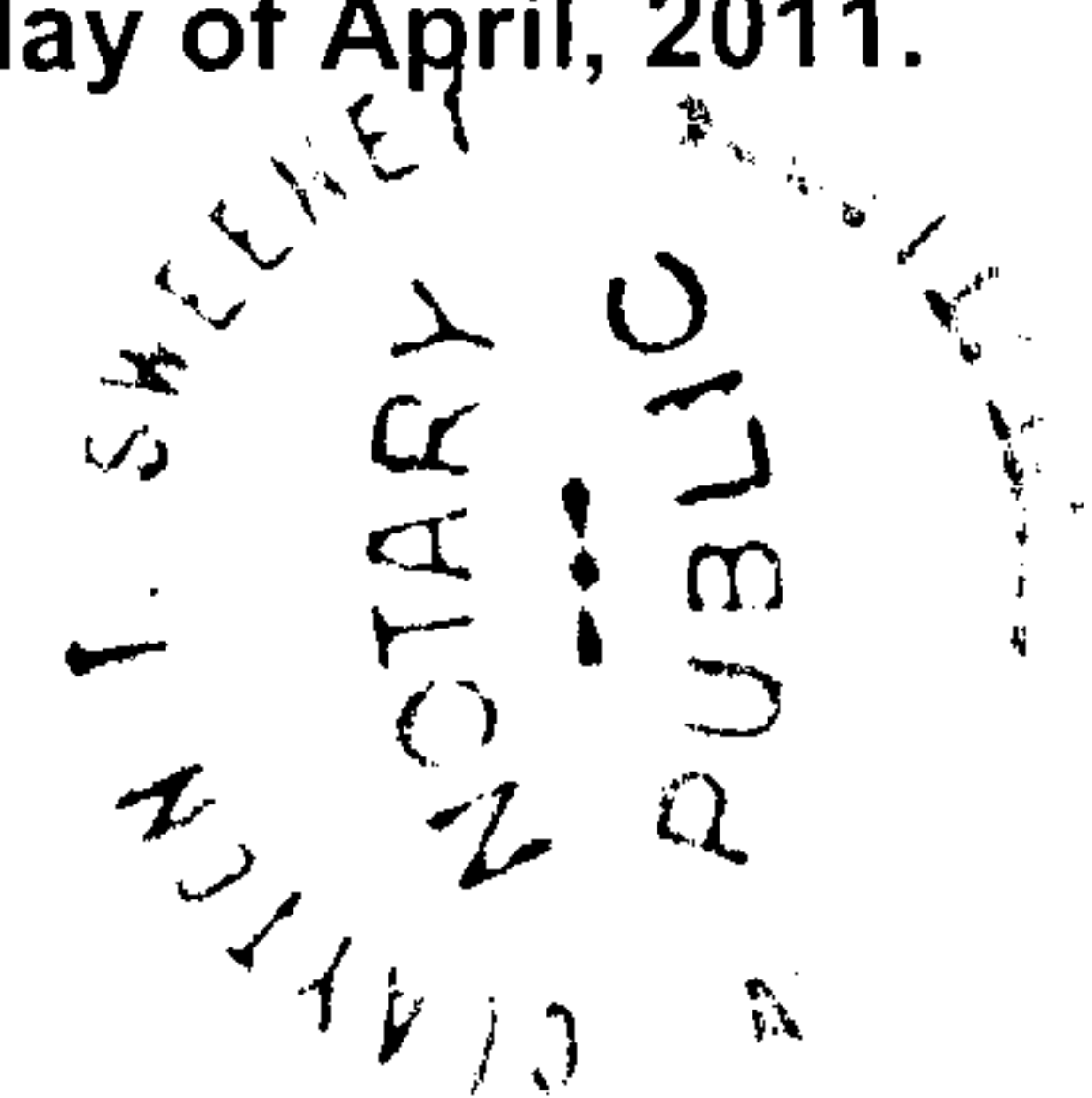
STATE OF Alabama)
 :
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that Glenn E. Rinsky, whose name as Attorney in Fact for Laura Halpin Rinsky, under that certain Durable Power of Attorney recorded on 5/4/, 2011, in Instrument No. 20110504000135540, in the Probate Office of Shelby County, Alabama, 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 instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of April, 2011.


NOTARY PUBLIC

My Commission Expires: 6-5-2011



20110504000135550 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
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