

This deed prepared by:

Sparks Law Firm, LLC
2635 Valleydale Road, Suite 200
Birmingham, AL 35244
Direct: 205-215-8433

Grantee Address:

Erica G. Pettway
1232 Macqueen Drive
Helena, AL 35080

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE HUNDRED THOUSAND AND NO/ONE-HUNDRETHS Dollars (\$100,000.00), and other good and valuable consideration paid to the undersigned **ESTATE OF BARBARA ELAINE CONWAY ATKINSON, DECEASED (SHELBY COUNTY PROBATE COURT CASE PR2010:000547)**, an Alabama probate estate, (hereinafter referred to as "Grantor"), does hereby covenant, convey and warrant unto **ERICA G. PETTWAY**, an married woman (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, together with every contingent remainder and right of reversion, all the Grantor's interest in the following-described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:


Lot 51, according to the Survey of Brandywine, Second Sector, as recorded in Map Book 7, Page 6, in the Probate Office of Shelby County, Alabama. Situated in the Town of Helena, Shelby County, Alabama.

Subject to

1. All taxes for the year 2011 and subsequent years, not yet due and payable.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions or record, if any.
3. Mineral and mining rights not owned by grantor.
4. Any applicable zoning ordinances.
5. All matters and facts found in Map Book 7, Page 6.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, in fee simple, forever.

And the said Grantor does, for Grantor, Grantor's successors and assigns, covenant with the said Grantee, her heirs and assigns, that Grantor is lawfully seized of title in fee simple of said premises; that the premises are free from all encumbrances, except as set out above, that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's successors and assigns shall warrant and defend the same unto the said Grantee, her successors and assigns, forever against the lawful claims of all persons.

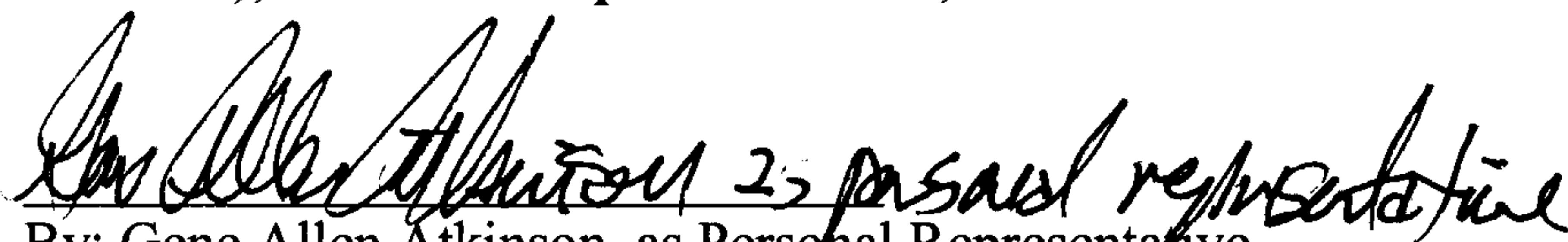

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Shelby Cnty Judge of Probate, AL
06/07/2011 03:54:34 PM FILED/CERT

Shelby County, AL 06/07/2011
State of Alabama
Deed Tax:\$3.00

IN WITNESS WHEREOF, Grantors have set Grantors' hands and seal this 6th day of June, 2011.

GRANTOR:

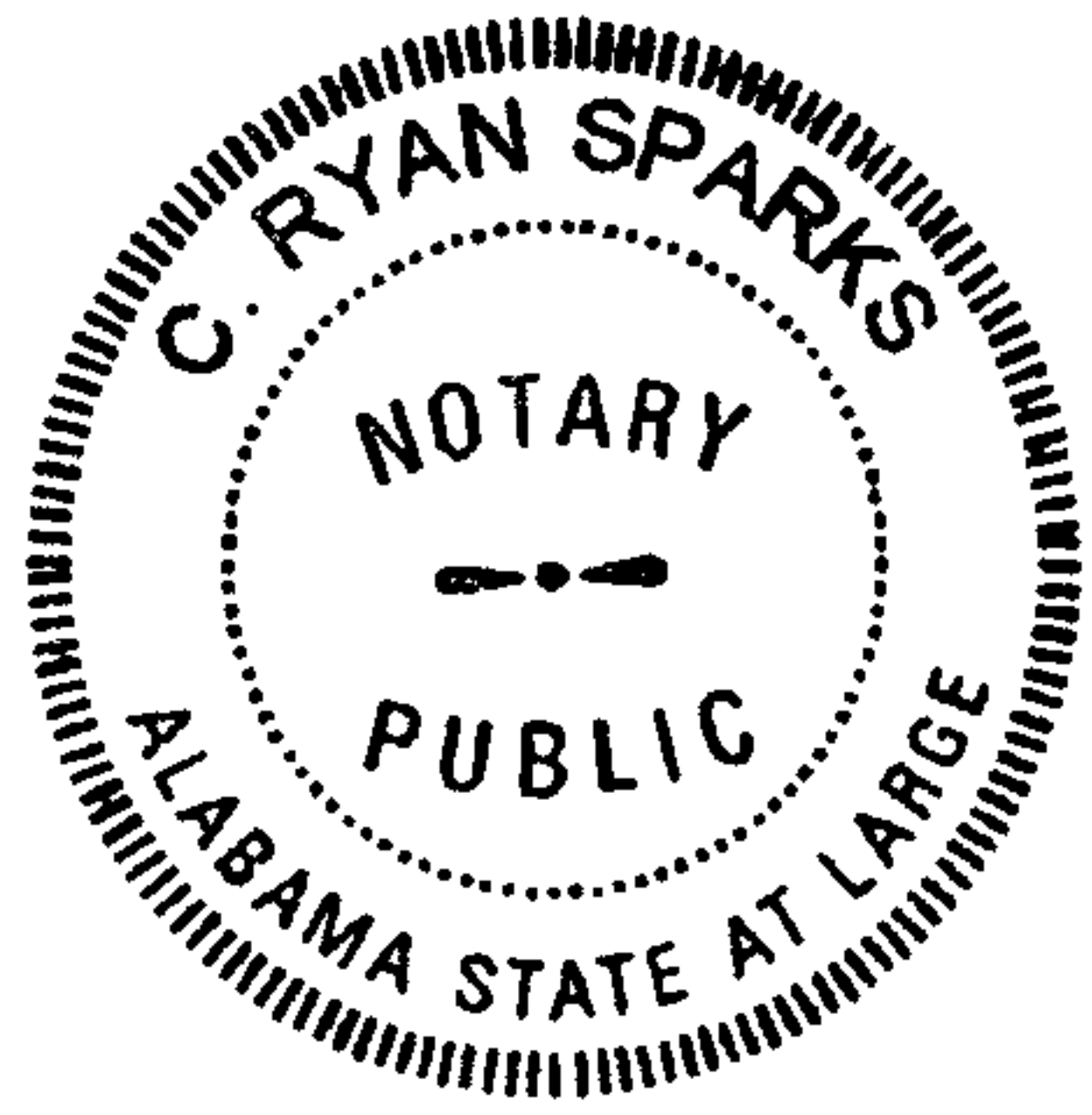
ESTATE OF BARBARA ELAINE CONWAY ATKINSON,
DECEASED (SHELBY COUNTY PROBATE COURT CASE
PR2010:000547), an Alabama probate estate,



By: Gene Allen Atkinson, as Personal Representative


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said State and County, do hereby certify that **GENE ALLEN ATKINSON**, whose name as Personal Representative of the Estate of Barbara Elaine Conway Atkinson, Deceased (Shelby County Probate Court Case PR 2010:000547), is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said probate estate on the day the same bears date.

Given under my hand and official seal of office on this the 6th day of June, 2011.




C. Ryan Sparks Notary Public, State at Large
My Commission Expires: December 18, 2011


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