

Send tax notice to:

ELIZABETH H. SMITH
223 MEADOW CROFT CIRCLE
BIRMINGHAM, ALABAMA, 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

2011164

Shelby County, AL 06/15/2011
State of Alabama
Deed Tax: \$205.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Four Thousand Nine Hundred and 00/100 Dollars (\$204,900.00) in hand paid to the undersigned, DONALD R. FELIN, TRUSTEE OF THE DONALD R. FELIN AGREEMENT OF TRUST DATED NOVEMBER 15, 2002 (AN UNDIVIDED ½ INTEREST) and VITA FELIN, TRUSTEE OF THE VITA FELIN AGREEMENT OF TRUST DATED NOVEMBER 15, 2002 (AN UNDIVIDED ½ INTEREST) (hereinafter referred to as "Grantors") by ELIZABETH H. SMITH (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 23, ACCORDING TO THE SURVEY OF MEADOW BROOK TOWNHOMES, PHASE II, 2ND SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 4 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE OR PAYABLE UNTIL OCTOBER 1, 2011.
2. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF MEADOW BROOK TOWNHOMES, PHASE II, 2ND SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 4 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. DESIGNATION OF ARCHITECTURAL CONTROL COMMITTEE MEMBERSHIP, AS RECORDED IN MAP BOOK 362, PAGE 930, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANIDCAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN BOOK 81, PAGE 323, AS AMENDED IN INSTRUMENT N. 1996-28313 AND ALSO AMENDED IN INSTRMENT NO. 2001-20685, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



20110615000176340 2/2 \$220.00
Shelby Cnty Judge of Probate, AL
06/15/2011 01:08:10 PM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 13th day of May, 2011.

DONALD R. FELIN AGREEMENT OF TRUST DATED NOVEMBER 15, 2002


DONALD R. FELIN, TRUSTEE

VITA FELIN AGREEMENT OF TRUST DATED NOVEMBER 15, 2002


VITA FELIN, TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONALD R. FELIN, whose name as TRUSTEE OF THE DONALD R. FELIN AGREEMENT OF TRUST DATED NOVEMBER 15, 2002 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, as said trustee and with full authority, executed the same voluntarily for and as the act of said trust.

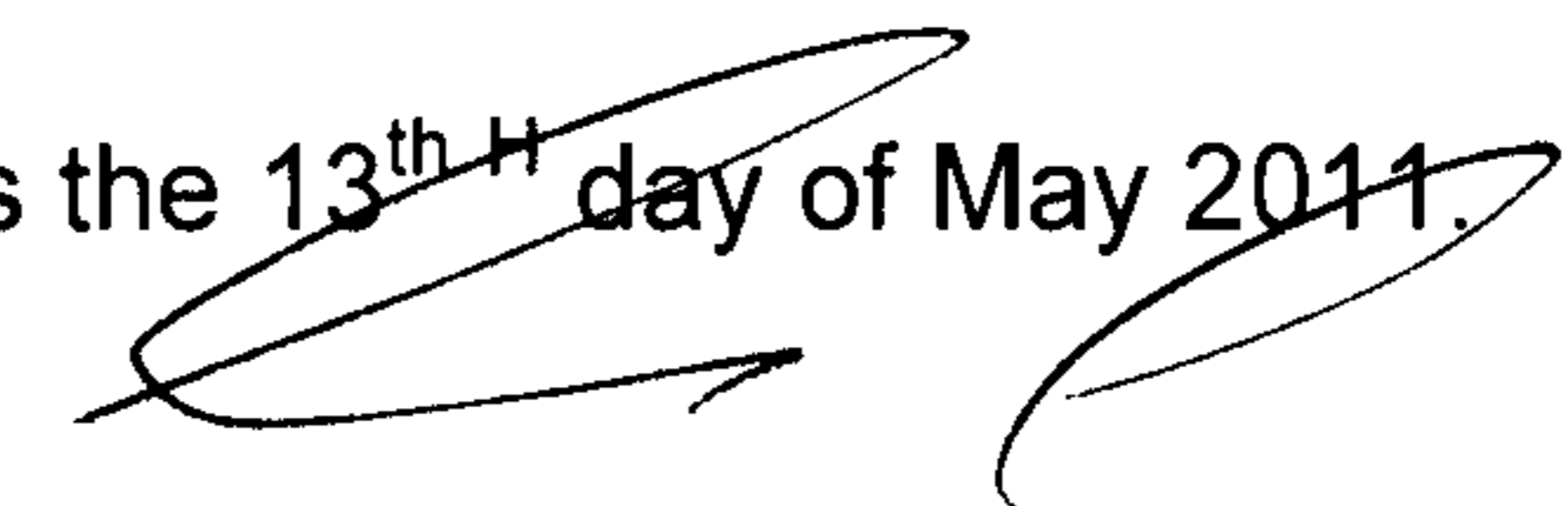


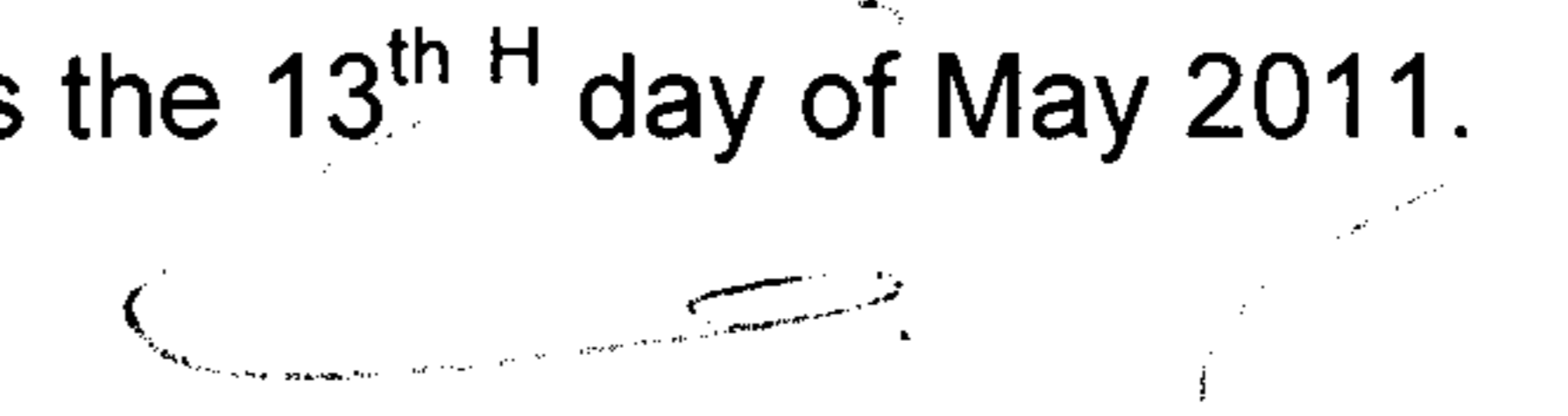
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VITA FELIN, whose name as TRUSTEE OF THE VITA FELIN AGREEMENT OF TRUST DATED NOVEMBER 15, 2002 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, as said trustee and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this the 13th day of May 2011.




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


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