20110707000196810 1/2 $105.00
Shelby Cnty Judge of Probate, AL
07/07/2011 01:06:15 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Richard W. Theibert, Attorney
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Send Tax Notice to:
Rita Laird

104 Widgeon Drive
Alabaster, AL 35007-5367

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Twenty Thousand and No/100, ($220,000.00) Dollars, in hand paid by the grantees herein, the receipt whereof is acknowledged, Superior Bank, N.A., a banking corporation, (herein referred to as "GRANTOR"), does grant, bargain, sell and convey unto Rita Laird, (herein referred to as "GRANTEE") the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 38, according to a Resurvey of Lots 1-24 and 27-39 of The Grove, as recorded in Map Book 36, Page 97, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2011, not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 2004-45056 and Inst. No. 2005-41767.
5. Right of way granted to Alabama Power Company recorded in Volume 176, Page 83 and Volume 333, Page 830.
6. Right of way granted to Southern Natural Gas recorded in Volume 90, Page 62 and Volume 196, Page 312.
7. Right of way granted to Shelby County recorded in Volume 216, Page 580.

$130,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

Shelby County, AL 07/07/2011
State of Alabama
Deed Tax:$90.00

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IN WITNESS WHEREOF, Superior Bank, N.A., a banking corporation, by Cynthia Bush whose name as Vice President, has hereto set her signature and seal, this 23rd day of June, 2011.

Superior Bank, N.A.

Cynthia Bush, VP (SEAL)
BY: Cynthia Bush
ITS: Vice President

STATE OF ALABAMA)
) CORPORATE ACKNOWLEDGMENT
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in an for said County and State hereby certify that Cynthia Bush whose name as Vice President of Superior Bank, N.A., a banking corporation, 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 such conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of the said corporation.

Given under my hand and official seal this 23rd day of June, 2011.

Notary Public
My commission expires: 5-21-12

[notarial seal]