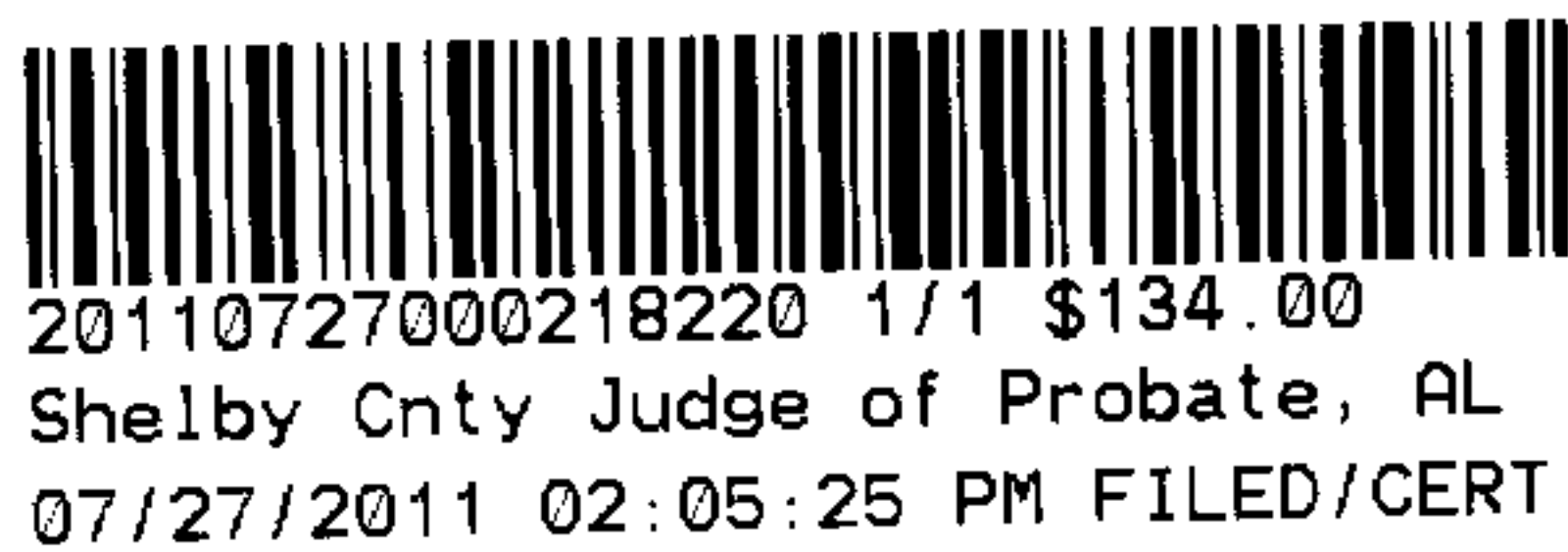


This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Melissa Staffney
216 Ewing Street
Wilton, Alabama 35187

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**



That in consideration of **One Hundred Twenty-One Thousand Six Hundred and 00/100 Dollars (\$121,600.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

Habitat for Humanity

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Melissa Staffney

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 12A, Block C, according to a resurvey of Lots 12 and 13, Block C, of Wilmont Subdivision, as recorded in Map Book 42, Page 17, in the Probate Office of Shelby County, Alabama.

\$74,433.57 of the proceeds come from a mortgage recorded simultaneously herewith.
\$37,022.72 of the proceeds come from a second mortgage recorded simultaneously herewith.

The grantor herein, Habitat for Humanity, is one and the same entity as Greater Birmingham Habitat for Humanity, Inc.

- Subject to:
- (1) 2011 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee, his/her heirs and assigns, forever.

And Grantor does for itself and for its successors and assigns covenant with Grantee, his/her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 29th day of June, 2011.

HABITAT FOR HUMANITY
BY: Charles Moore (Seal)
Charles Moore
ITS: President and CEO

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Charles Moore as President and CEO of Habitat for Humanity 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 conveyance and with full authority as such President and CEO, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June, 2011.

Shelby County, AL 07/27/2011
State of Alabama
Deed Tax: \$122.00

David P. Condon
Notary Public: David P. Condon
My Commission Expires: 2-12-14