

THIS INSTRUMENT PREPARED BY:

FRANK L. NELSON, ESQUIRE  
389 Shades Crest Road  
Birmingham, AL 35226

SEND TAX NOTICE TO:

Wesley S. Wooten  
157 Chase Creek Circle  
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of --- EIGHTY NINE HOUSAND NINE HUNDRED AND NO/100'S -----DOLLARS (\$89,900.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, **BETTY B. HULON, AN UNMARRIED WOMAN**, (hereinafter referred to as Grantor, (whether one or more), do by these presents, grant, bargain, sell and convey unto **WESLEY S. WOOTEN**, (hereinafter referred to as GRANTEE, (whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 86, according to the Survey of Chase Creek Townhomes, Phase Two, as recorded in Map Book 19, page 160, in the Probate Office of Shelby County, Alabama.

Parcel ID 13-6-14-1-003-068.000

Subject to:

1. Taxes for the year 2011, not yet due and payable.
2. Easements and building lines as shown on recorded map(a), including but not limited to any notes, condition, and restrictions.
3. Easement to the City of Pelham recorded in Volume 341, page 725.
4. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Instrument No. 1993-33446, and any damages relating to the exercise of such rights or the extraction of such minerals.
5. Recorded subdivision map(s), as recorded in Map Book 19, Page 160, contains a statement pertaining to natural lime sinks, no liability to be assumed.
6. Restrictions appearing of record in Instrument No. 1994-30995 and Instrument No. 1995-12819, but deleting any restrictions based on race, color, creed or national origin.

\$ 92,866.00 of the consideration set out hereinabove was paid from the proceeds of a mortgage filed simultaneously herewith.

Betty B. Hulon is the surviving Grantee of that certain deed dated May 25, 2008 and filed for record May 28, 2008, in Instrument No. 20080528000215840 of the Probate Records of Shelby County, Alabama; Emma L. Fortenberry having died on or about October 12, 2010.

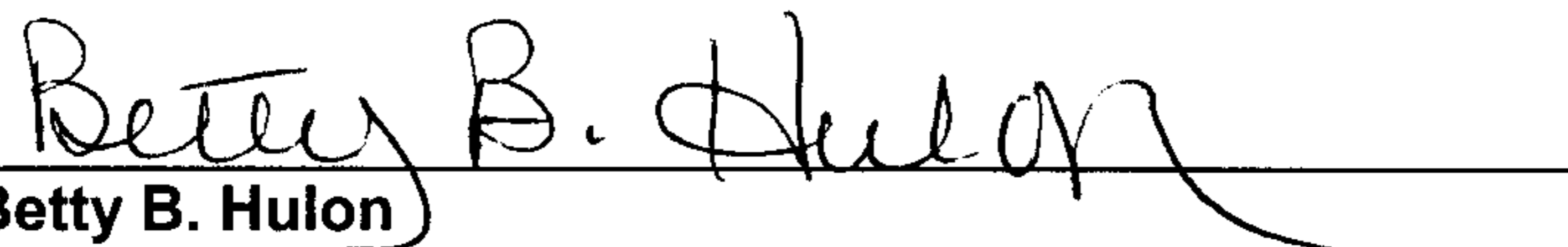



20110826000253210 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
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**TO HAVE AND TO HOLD** unto the said Grantee, his, her or their heirs and assigns forever.

**AND I DO** for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this the 25th day of August, 2011.

  
**Betty B. Hulon**

  
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Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Betty B. Hulon, an unmarried woman**, 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 25<sup>th</sup> day of August, 2011.

  
Notary Public  
My Commission Expires: 2-5-15

MARGARET MCREE  
Notary Public  
STATE OF ALABAMA