

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia, Alabama 35243

Send Tax Notice To:
Carol J. Clemens
2041 Brae Trail
Birmingham, AL 35242

WARRANTY DEED

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

That in consideration of the sum of **Three Hundred Seventy Five Thousand and 00/100 Dollars (\$375,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,

Donald R. Beard, an unmarried man

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Carol J. Clemens

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the 2nd Amended Plat of amended Plat of the Brae Sector of Greystone Farms, as recorded in Map Book 19, Page 141, in the Probate Office of Helby County, Alabama.

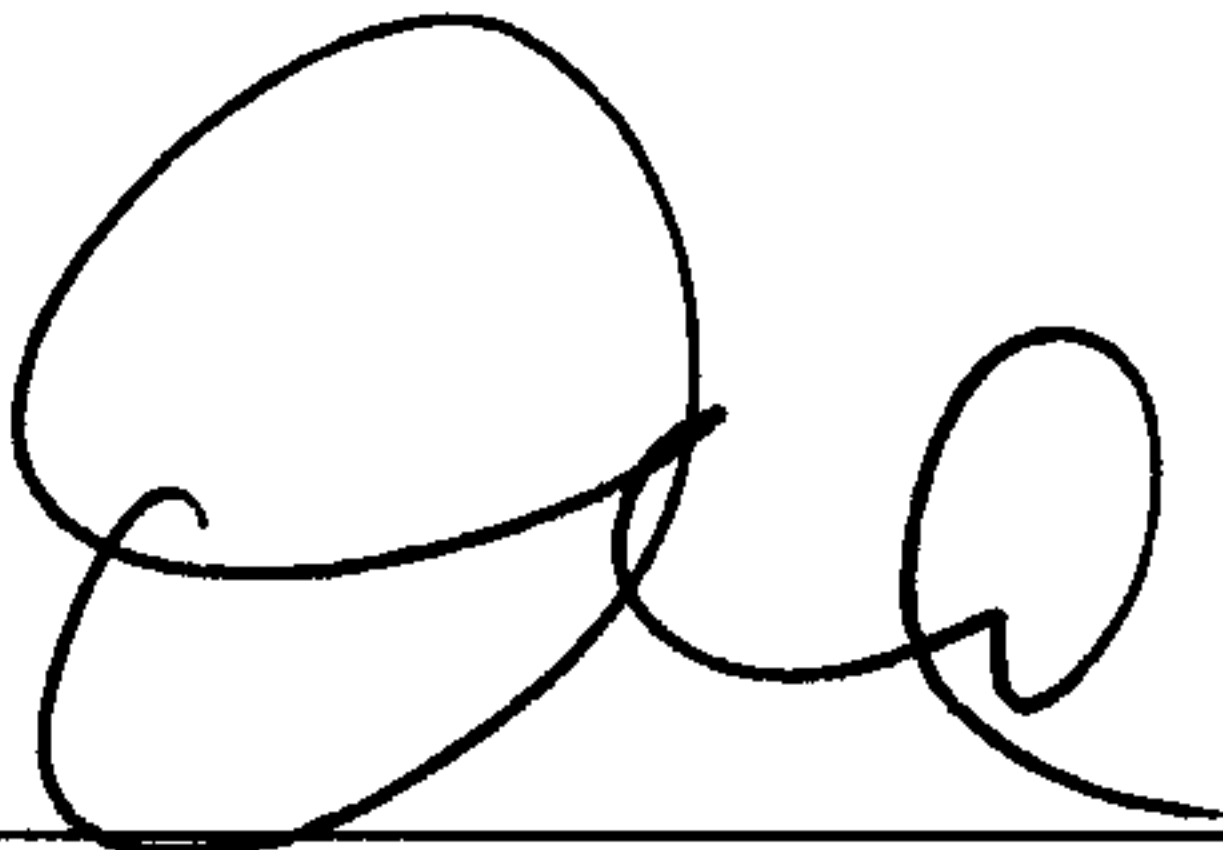
Subject to: All Easements, Restrictions, covenants, conditions and Rights of Way of record.

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

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

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 and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal, this the 8th day of SEPTEMBER, 2011.



Donald R. Beard



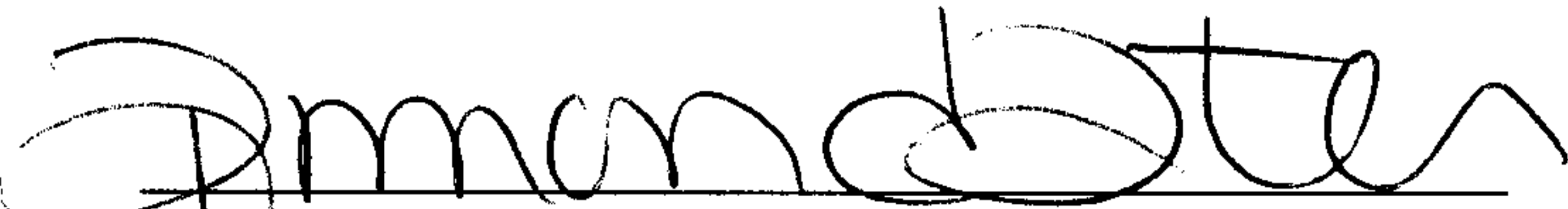
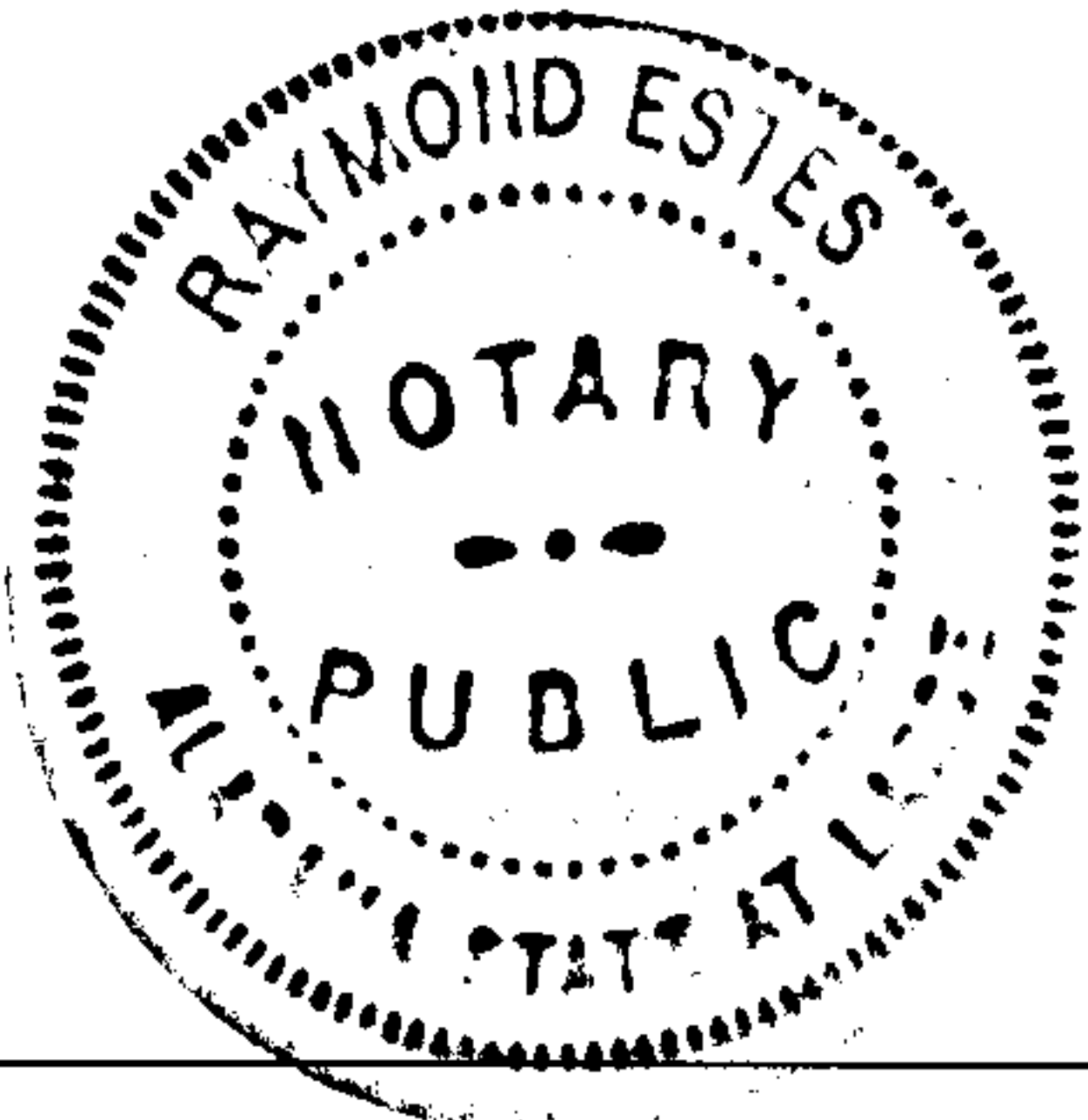
20110914000272100 1/1 \$387.00
Shelby Cnty Judge of Probate, AL
09/14/2011 01:54:05 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 09/14/2011
State of Alabama
Deed Tax: \$375.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald R. Beard, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of SEPTEMBER, 2011.



Notary Public - R. Timothy Estes
My Commission Expires: 07-11-15