

Send tax notice to:

BRAD P. MOONEY
2172 15TH STREET
CALERA, AL, 35040

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2011454

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Four Thousand Nine Hundred and 00/100 Dollars (\$104,900.00) in hand paid to the undersigned, JEREMY R. BROWN and AMBER L. BROWN, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by BRAD P. MOONEY and GRACE E. MOONEY, HUSBAND AND WIFE (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 14, ACCORDING TO THE SURVEY OF THE WILLOWS AT CALERA, AS RECORDED IN MAP BOOK 26, PAGE 85, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

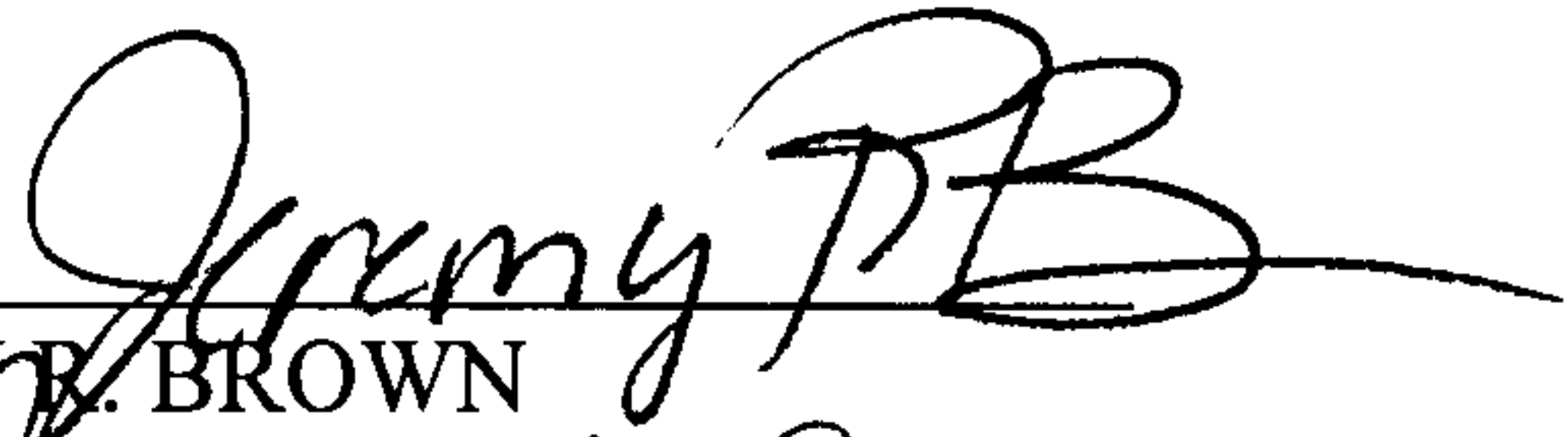
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S).
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 2000-2099 AND MAP BOOK 26, PAGE 85.
4. ENCROACHMENT(S) OF CONCRETE DRIVE INTO THE EASEMENT AS SHOWN BY THE SURVEY OF BART F. CARR, DATED 06/12/2001.

\$107,040.00 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 17th day of November, 2011.

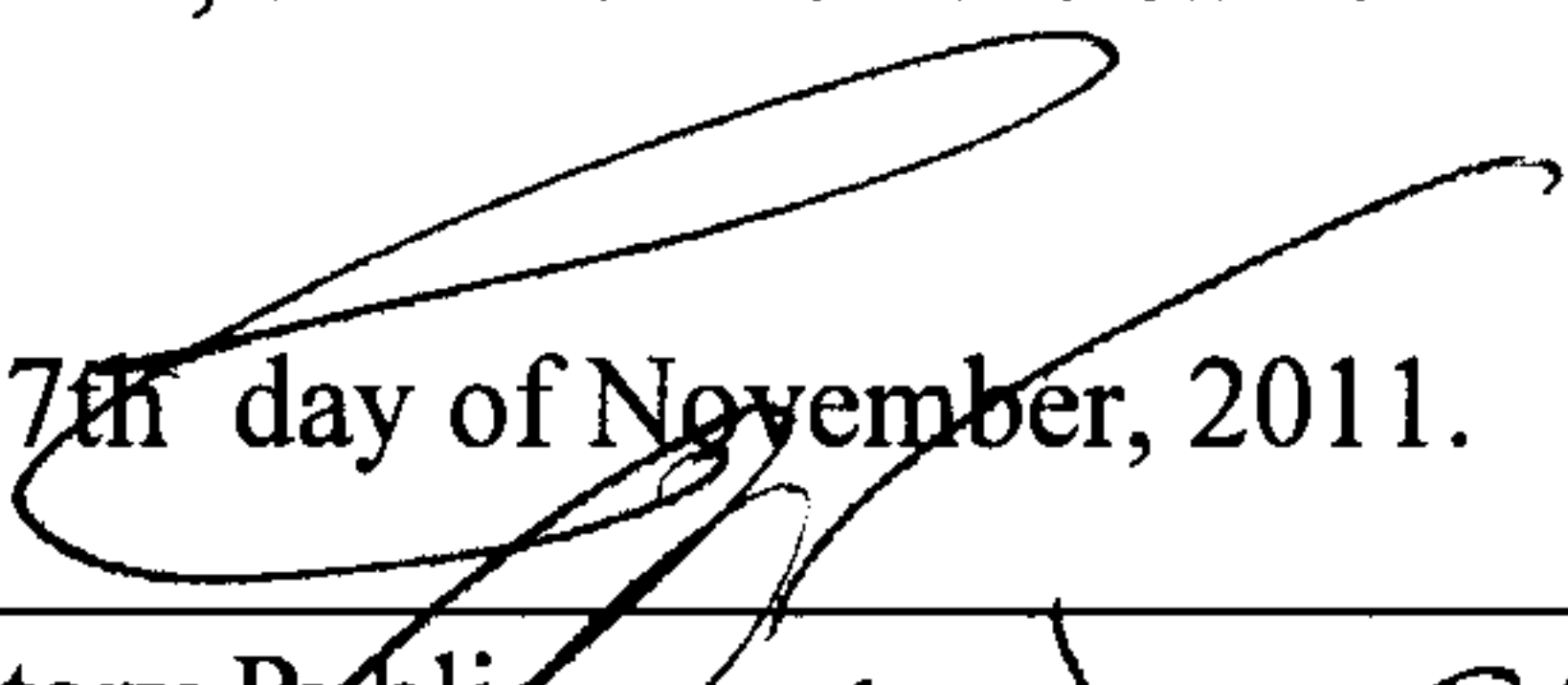

JEREMY R. BROWN

AMBER L. BROWN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JEREMY R. BROWN and AMBER L. BROWN, whose name 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 executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of November, 2011.


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