

Send tax notice to:

RONALD B. KIRKLAND
315 BRADBERRY LANE
BIRMINGHAM, AL, 35242

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

2011417

Shelby County, AL 12/06/2011
State of Alabama
Deed Tax:\$150.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00) in hand paid to the undersigned, BRENDA McCRAW, An Unmarried Woman (hereinafter referred to as "Grantors") by RONALD B. KIRKLAND and MARGIE N. KIRKLAND (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 38, ACCORDING TO THE SURVEY OF COBBLESTONE SQUARE SUBDIVISION, AS RECORDED IN MAP BOOK 16, PAGE 153, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

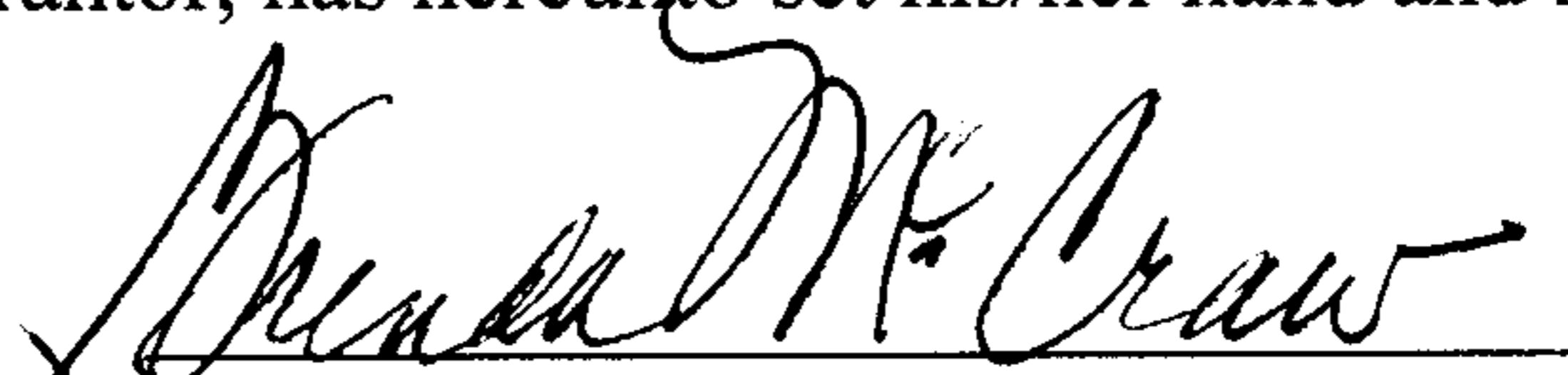
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. ANY FAXCTS, RUGHTS, UNTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY PUBLIC RECIRDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY PUBLIC RECORD.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED B AN ACCURATE AND COMPLETE LAND SURVEY.
5. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
6. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP INCLUDNING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
7. RESTRICTIONS APPEARING OF RECORD.
8. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY.
9. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 1992-27270.
10. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGERHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO.
11. DEED AND AGREEMENT BY AND BETWEEN METROPOLITAN LIFE INSURANCE COMPANY, INVERNESS POINT HOMEOWNERS ASSOCIATION, INC. AND THE CITY OF HOOVER IN REGARDS TO THE SANITARY SEWER TREATMENT FACIOITY AS RECORDED IN REAL VOLUME.
12. ARTICLES OF INCORPORATION OF COBBLESTONE SQUARE HOMEOWNERS ASSOCIATION, INC.

13. RESTRICTIONS AND COVENANTS IN REGARD TO UNDERGROUND
UTILITY FACILITIES IN FAVOR OF ALABAMA POWER COMPANY.

\$170,000.00 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.

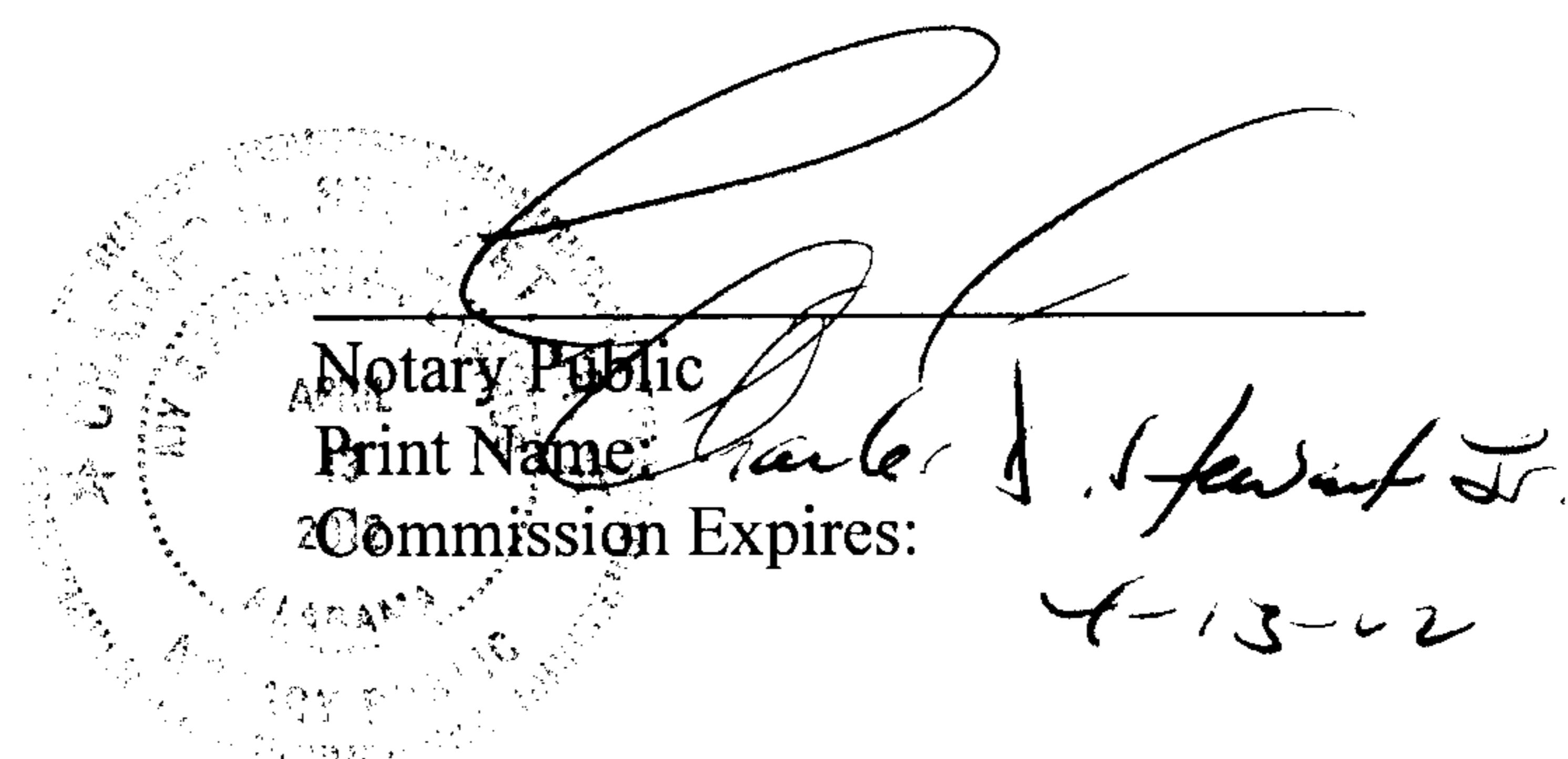
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 31st day of October, 2011.


BRENDA McCRAW

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRENDA McCRAW, 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 31st day of October, 2011.


Notary Public
Print Name: Parker D. Stewart Jr.
Commission Expires: 4-13-12