

Value
\$84,500.00

This Instrument Was Prepared By:

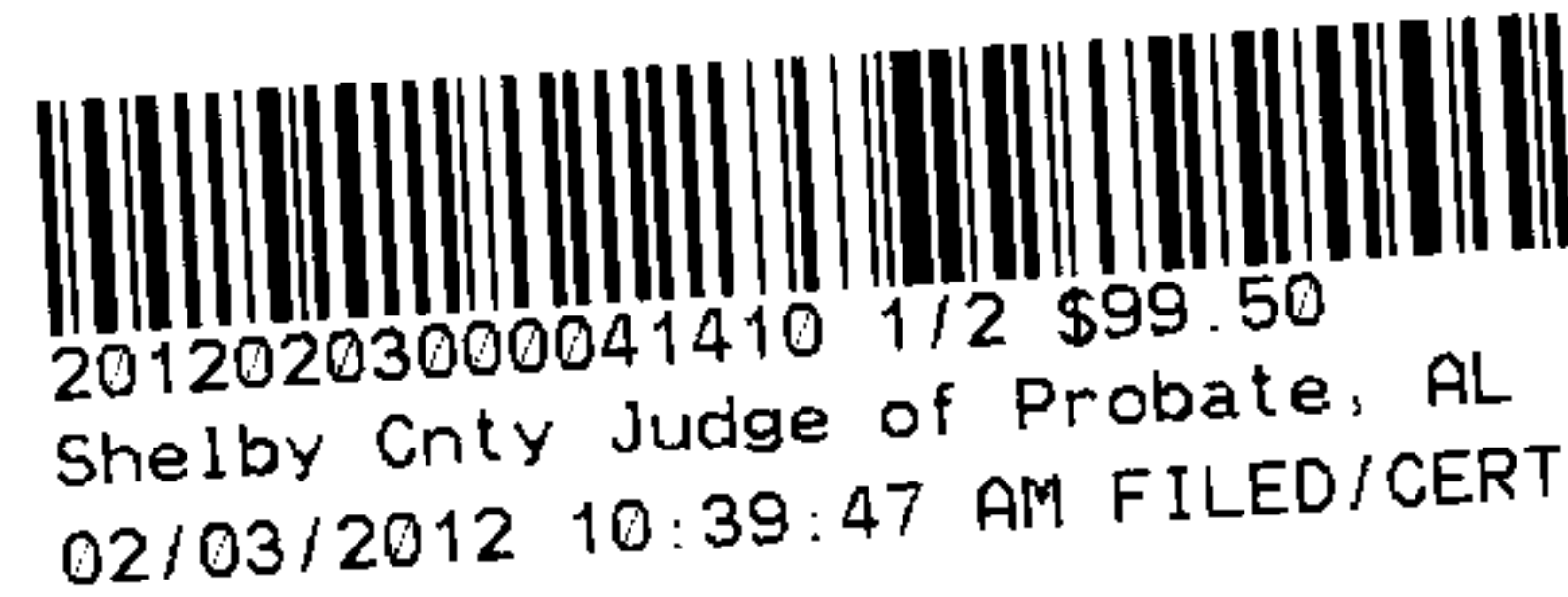
Suzanne D. Paulson
LEITMAN, SIEGAL, PAYNE & CAMPBELL, P.C.
420 North 20th Street, Suite 2000
Birmingham, Alabama 35203

Send Tax Notice To:

Delia G. Cobb
1001 Briarcliff Trace
Birmingham, AL 35242-7829

STATE OF ALABAMA)

SHELBY COUNTY)



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable considerations paid to Delia G. Cobb (the "Grantor"), a widow, by Patricia Cobb Yessick (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate located in Shelby County, Alabama:

All of Lot 2 of Valleydale Estates Subdivision, as recorded in Map Book 4, page 90, in the Probate Office of Shelby County, Alabama, lying in the SW ¼ of Section 36, Township 19 South, Range 3 West.

The property hereby conveyed is subject, however, in all things to any applicable utility and drainage easements and zoning ordinances and restrictions of record, specifically:

That certain Communications Site lease Agreement (Ground) dated November 15, 2000, as amended, if applicable, between the Grantor and Nextel Communications (the "Agreement"), which Agreement is incorporated by reference in that Memorandum of Agreement dated July 13, 2009, recorded in Instrument Number 20090717000276570 in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to a life estate I am retaining herein in said property.

TO HAVE AND TO HOLD, unto the Grantee, her heirs, executors, administrators and assigns forever.

And the undersigned Grantor does for herself and for her heirs, executors and administrators, covenant with the Grantee, her heirs, executors, administrators and assigns, that

she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs, executors and administrators 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, the said Grantor has hereto set her signature this the 31st day of January, 2012.

Sam D. Pearson
Witness

Delia G. Cobb
Delia G. Cobb


Rebecca A. Frank
Witness

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Delia G. Cobb, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this 31st day of January, 2012.


20120203000041410 2/2 \$99.50
Shelby Cnty Judge of Probate, AL
02/03/2012 10:39:47 AM FILED/CERT

Betty Hatley Sidman
Notary Public
My Commission Expires: 11/28/2014