
20120228000070210 1/2 \$73.00
Shelby Cnty Judge of Probate, AL
02/28/2012 02:33:43 PM FILED/CERT

Shelby County, AL 02/28/2012
State of Alabama
Deed Tax: \$58.00

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Cotter Properties, LLC
1207 2nd Street NE
Alabaster, Alabama 35007

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **FIFTY EIGHT THOUSAND AND NO/100 (\$58,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **BARBARA E. DOUGLAS (being the sole survivor of that certain warranty deed filed for record in Instrument 19780929000131210; Jack Fonville Douglas having died on March 11, 2007)**, an unmarried woman, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **COTTER PROPERTIES, LLC**, an Alabama limited liability company, (herein referred to as "Grantee"), its successors and assigns, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 7, in Block 3, according to the Map of Cedar Grove Estates, First Addition, as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 131, which map was amended by plat recorded in Map Book 4, Page 22, in said Probate Office.

Subject to:

1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 3, Page 131 and amended Map Book 4, Page 22.

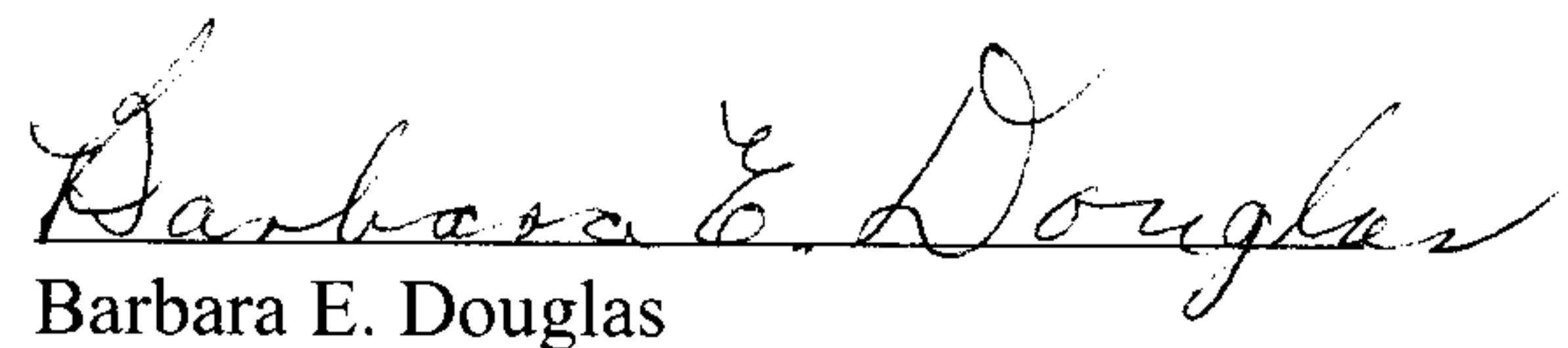
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is

lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her hands and seal on this day of February 24, 2012.

GRANTOR:


Barbara E. Douglas

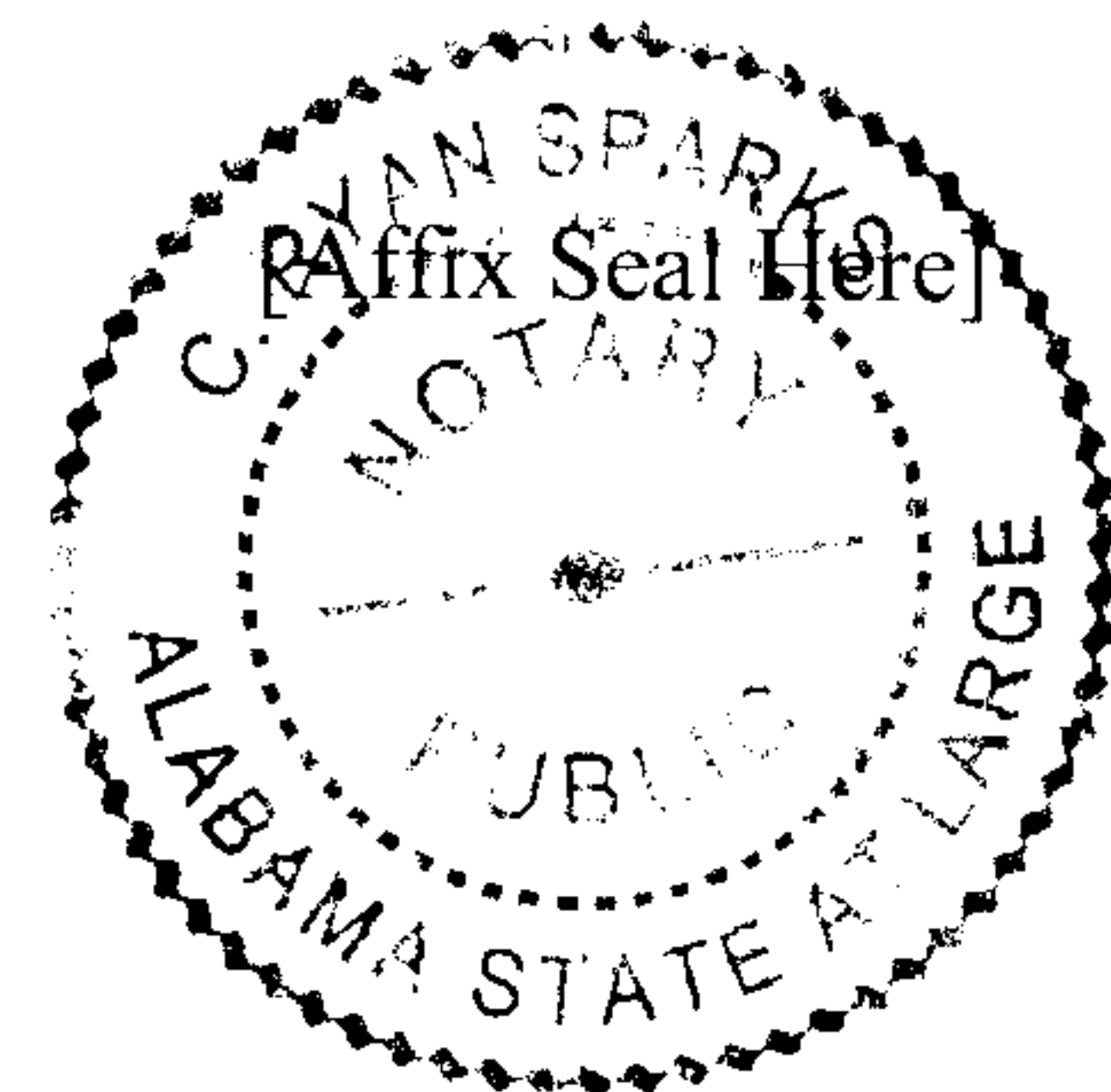
**STATE OF ALABAMA
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Barbara E. Douglas, an unmarried man/woman, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of February 24, 2012.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015




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