

25,000.00

Warranty Deed

POOR QUALITY

STATE OF ALABAMA)
COUNTY OF SHELBY)

Know all men by these presents, that for and in consideration of the sum of one hundred dollars and other valuable consideration, paid by FREDRICK B. BERREY JR. to DAVID ALLEN NICHLES AND CORRINE NICHOL NICHLES a married couple (hereinafter called "grantor"), receipt whereof is acknowledged, the said grantor does hereby grant, bargain, sell, and convey unto the said FREDRICK B. BERREY JR. with all rights (hereinafter called "grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in SHELBY county, Alabama, to wit:

Commence at the NE corner of Section 31, Township 21 South, Range 1 East; thence run westerly along the North line thereof for 329.47 feet to the Southwesterly R/W of Shelby County Highway 28; thence 139 degrees 6 minutes 0 seconds left running southeasterly along said R/W for 701.30 feet to the point of beginning; thence continue along the last described course for 225.04 feet; thence 90 degrees 55 minutes 0 seconds right running southwesterly for 435.89 feet; thence 92 degrees 6 minutes 16 seconds right running northwesterly for 225.16 feet; thence 87 degrees 53 minutes 40 seconds right running northeasterly for 424.02 feet to the point of beginning. According to the survey of Thomas E. Simmons, dated November 12, 1998.

Being the same property conveyed to FV-1 by Foreclosure Deed from Michael Corvin, Auctioneer and Attorney-in-Fact dated June 19, 2007 and recorded on August 29, 2007 in Instrument No. 20070329000407810, Probate Office for Shelby County, Alabama, AND;

Being the same property conveyed to Consumer Solutions, REO by Quitclaim Deed from FV-1 dated May 13, 2009 and being recorded simultaneously herewith in Instrument Number _____, Probate Office for Shelby County, Alabama.

Subject to taxes for the year 2012 and subsequent years, easements, restrictions, home owner covenants as signed or recorded, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$00 of the purchase price is being paid through a mortgage. Grantors guarantee and warrant that there are no liens, judgments or encumbrances of any kind on this property. Grantors also guarantee all taxes are current and paid to date.

To have and to hold unto said grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

In witness where of, I/we have hereunto set my/our hand(s) and seal(s), this 3 day of Feb 2012.

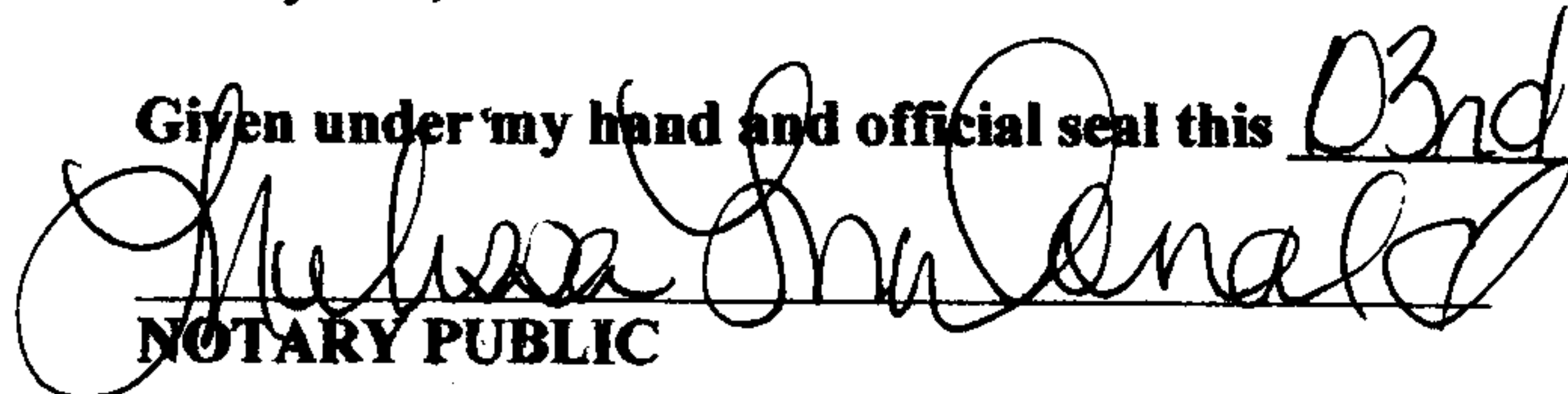

GRANTOR (DAVID ALLEN NICHLES)


GRANTOR (CORRINE NICHOL NICHLES)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that DAVID ALLEN NICHLES AND CORRINE NICHOL NICHLES, whose name is signed to the forgoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same.

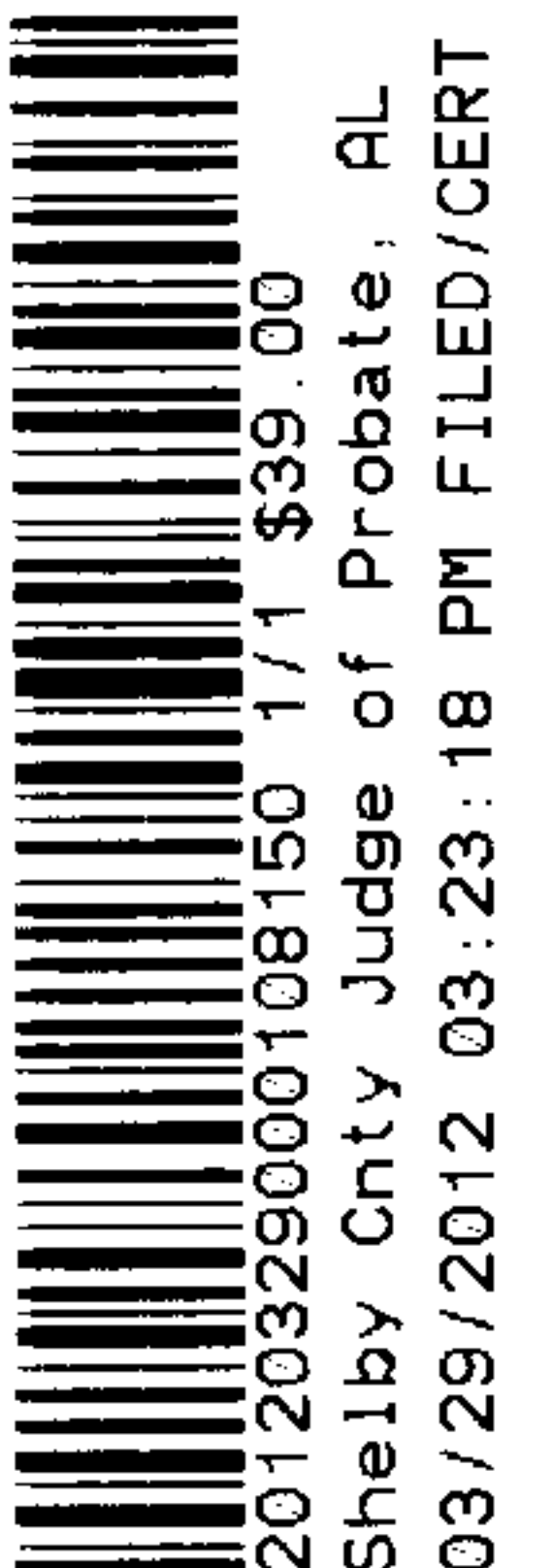
Given under my hand and official seal this 03rd day of Feb, 2012


NOTARY PUBLIC

My Commission Expires March 16, 2014

Send tax Notice:

FREDRICK B. BERREY JR.
P O BOX 317
VERBENA AL 36091



Shelby County, AL 03/29/2012
State of Alabama
Deed Tax: \$25.00