

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:

Cynthia Diane Brigmon
136 West Stonehaven Circle
Pelham, Alabama 35124

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND AND NO/100 (\$135,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **JAMES J. BROWN**, a married man, (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 Grantees, **CYNTHIA DIANE BRIGMON**, (herein referred to as "Grantee"), her heirs and assigns, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 68, according to the Survey of the Cottages at Stonehaven, as recorded in Map Book 22, Page 87, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2012 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 22, Page 87.
7. Covenant for Storm Water Run-Off Control recorded in Instrument 1997-15144.
8. Declaration of Protective Covenants for the Cottages at Stonehaven, as recorded in Map Book 21, Page 26, in the Probate Office of Shelby County, Alabama as recorded in #1996-18613.

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, her heirs and assigns forever.

Shelby County, AL 04/02/2012
State of Alabama
Deed Tax: \$3.50

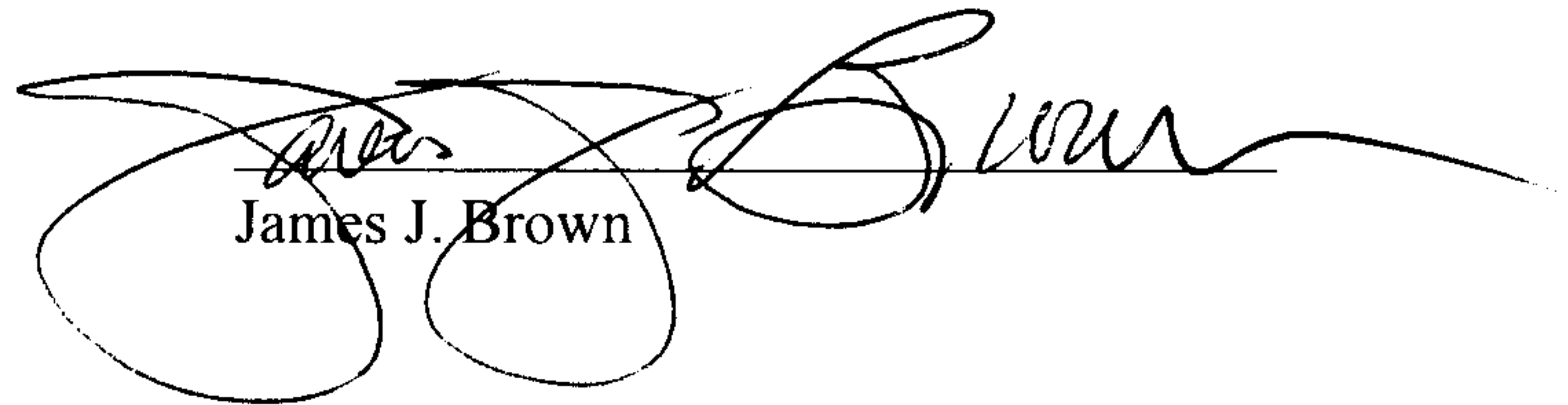

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Shelby Cnty Judge of Probate, AL
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AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that 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.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR THE HOMESTEAD OF THE GRANTOR'S SPOUSE.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seals on this day of March 30, 2012.

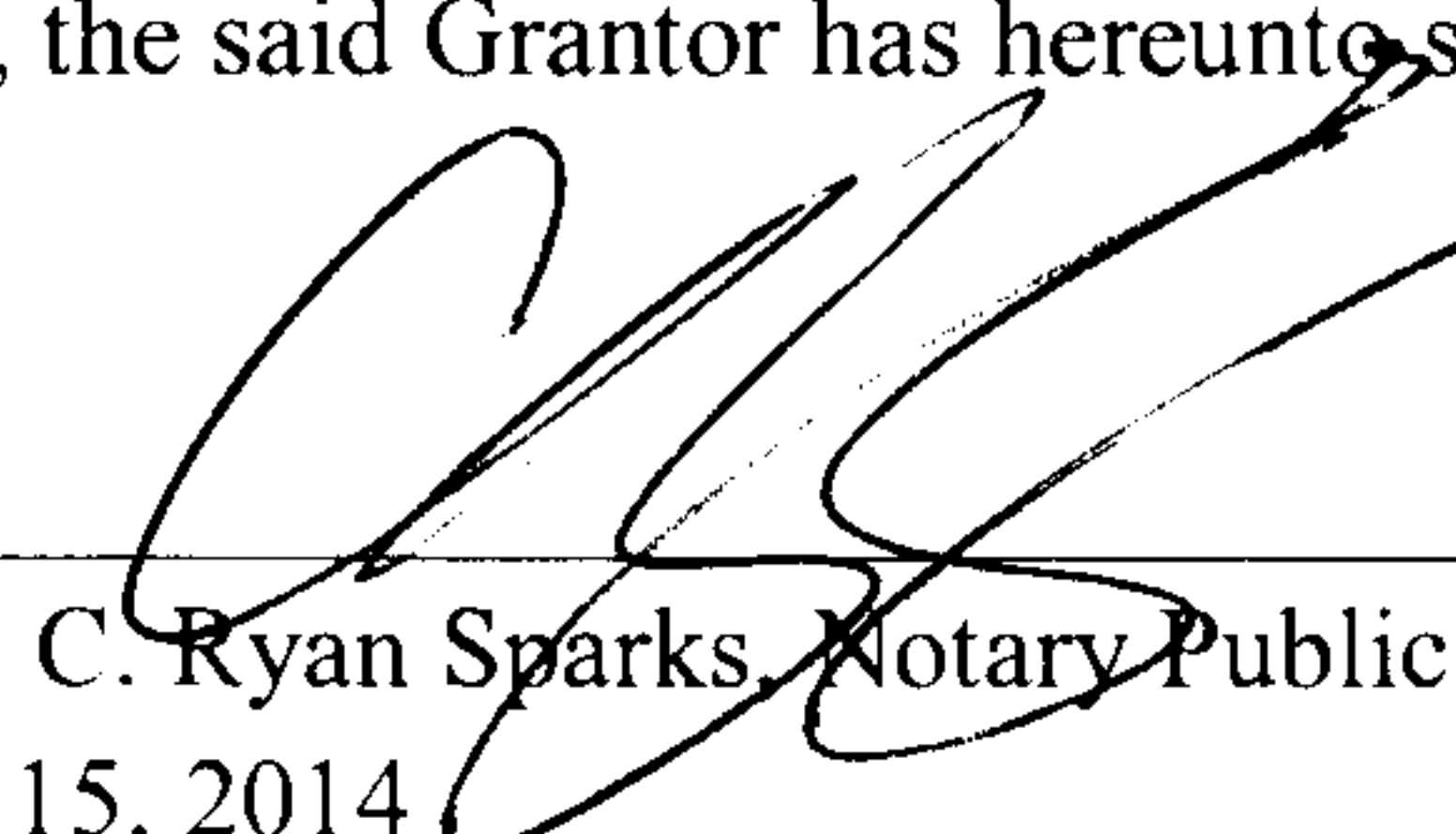
GRANTOR:


James J. Brown

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that James J. Brown, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hands and seals on this day of March 30, 2012.


C. Ryan Sparks, Notary Public

My Commission Expires: December 15, 2014

[Affix Seal Here]


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