

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Elaine H. Cox
508 St. Lauren Way
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Patti J. Hammond, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Elaine H. Cox

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama:

Lot 103, according to the Survey of Amended Map of Greystone Village, Phase I, as recorded in Map Book 20, Page 32, in the Probate Office of Shelby County, Alabama

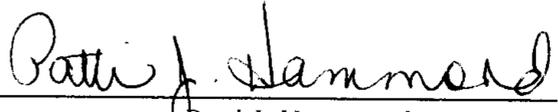
Patti J. Hammond is the surviving grantee in that certain deed recorded in Instrument 1998/35487. The other grantee Peggy D. Hammond died on August 23, 2011.

- Subject to:
- (1) 2012 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 19th day of March, 2012.



Patti J. Hammond (Seal)

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

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

Given under my hand and official seal this 19th day of March, 2012.



Notary Public: David P. Condon
My Commission Expires: 2-12-14