

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:

Glenda Mondazzi
526 12th Street SW
Alabaster, Alabama 35007

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE HUNDRED TEN THOUSAND AND NO/100 (\$110,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **MARYJO WHETSTONE BARBIN, a married woman, RICHARD K. WHETSTONE, a married man, THE JOE R. WHETSTONE REVOCABLE LIVING TRUST DATED JUNE 9, 2004, by Mary Jo Barbin, (who is one and the same person also known as Mary Jo Barbin Whetstone), as Trustee, and ESTATE OF JOE R. WHETSTONE, DECEASED (SHELBY COUNTY, ALABAMA CASE NO. PR2011-000547), by Mary Jo Barbin (who is one and the same person known as Mary Jo Barbin Whetstone), as Personal Representative**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **GLENDA MONDAZZI**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot No. 12, Sector Two, of Fall Acres Subdivision, situated in and being a part of the SE 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama, according to map recorded in Probate Office of Shelby County, Alabama, in Map Book 5, Page 16, being situated in 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 5, Page 16.
7. Building setback line of 35 feet reserved from 12th Street Southwest as shown by plat.
8. Restrictions, covenants, and conditions as set out in instrument recorded in Deed Book 284, Page 817, in Probate Office of Shelby County, Alabama.

9. Right-of-way granted to Plantation Pipeline by instrument recorded in Deed Book 112, Page 364, in Probate Office of Shelby County, Alabama.

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, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' 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.

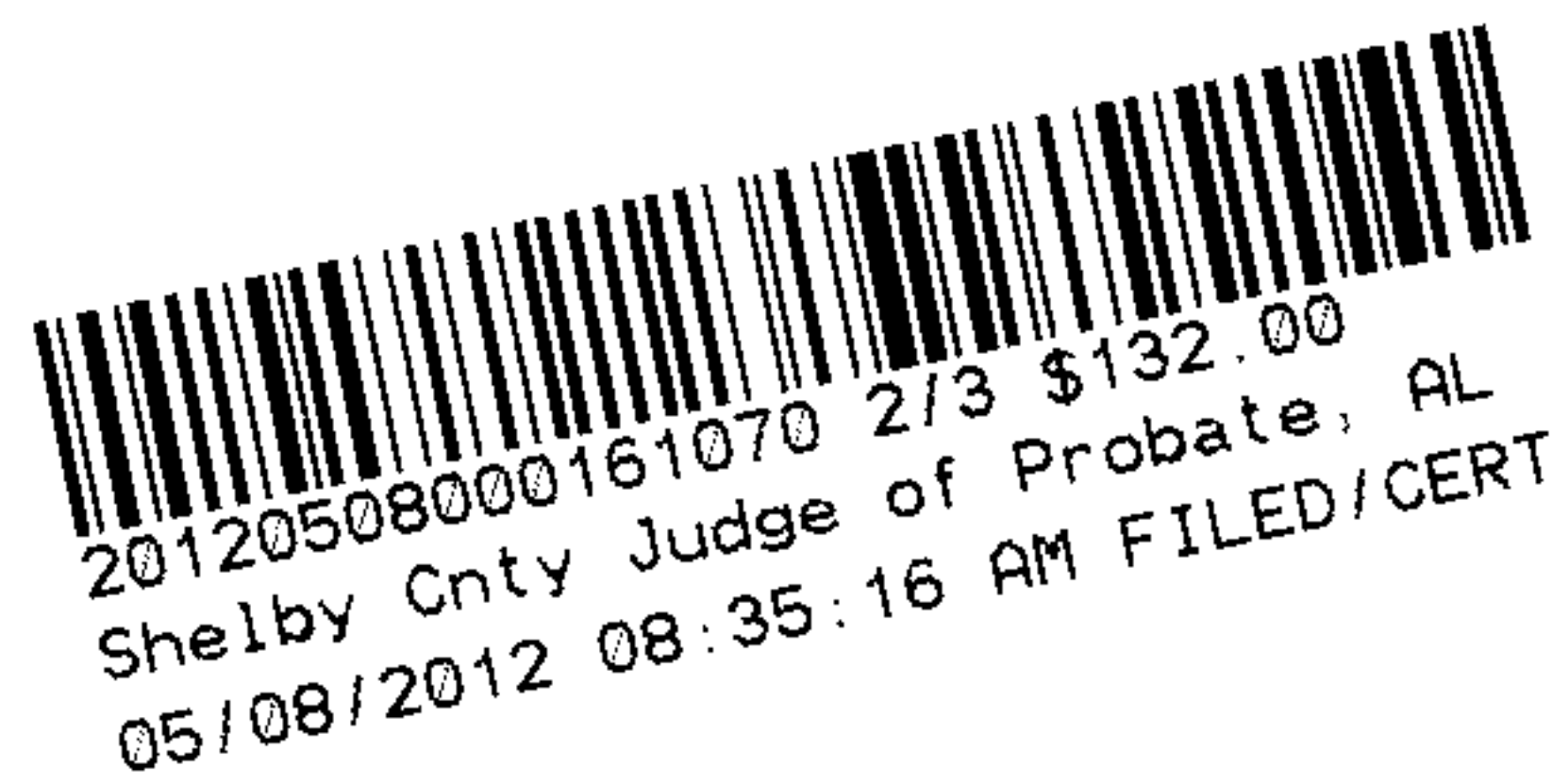
THE REAL PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS' AND DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS' RESPECTIVE SPOUSES.

MARYJO WHETSTONE BARBIN IS ONE AND THE SAME PERSON AS MARY JO WHETSTONE BARBIN.

ALENE G. WHETSTONE DIED ON NOVEMBER 7, 1993.

ANNIE RUTH WHETSTONE (WHO IS ONE AND THE SAME PERSON KNOWN ALSO AS RUTH HYDE WHETSTONE) DIED ON MARCH 17, 2005.

CHRISTINE W WHETSTONE DIED IN AUGUST 2011



IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of May 4, 2012.

GRANTORS:

Mary Jo Whetstone Barbin

Mary Jo Whetstone Barbin (also known as Mary Jo Barbin)

Richard K. Whetstone

Richard K. Whetstone

The Joe R. Whetstone Revocable Living Trust dated June 9, 2004

Mary Jo Barbin as trustee

By: Mary Jo Barbin (who is one and the same person known as Mary Jo Barbin Whetstone), as Trustee

ESTATE OF JOE R. WHETSTONE, DECEASED (SHELBY COUNTY, ALABAMA CASE NO. PR2011-000547)

Mary Jo Barbin as personal representative

By: Mary Jo Barbin (who is one and the same person known as Mary Jo Whetstone Barbin), as Personal Representative

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Mary Jo Whetstone Barbin, (who is one and the same person also known as Mary Jo Barbin and Mary Jo Whetstone Barbin, Richard K. Whetstone, Mary Jo Barbin, as Trustee for The Joe R. Whetstone Revocable Living Trust dated June 9, 2004, and Mary Jo Barbin, as Personal Representative for the Estate of Joe R. Whetstone, Deceased (Shelby County, Alabama Case No. PR2011-000547), 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, they each executed the same voluntarily and as Trustee with full authority and as Personal Representative with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of May 4, 2012.

C. Ryan Sparks
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

