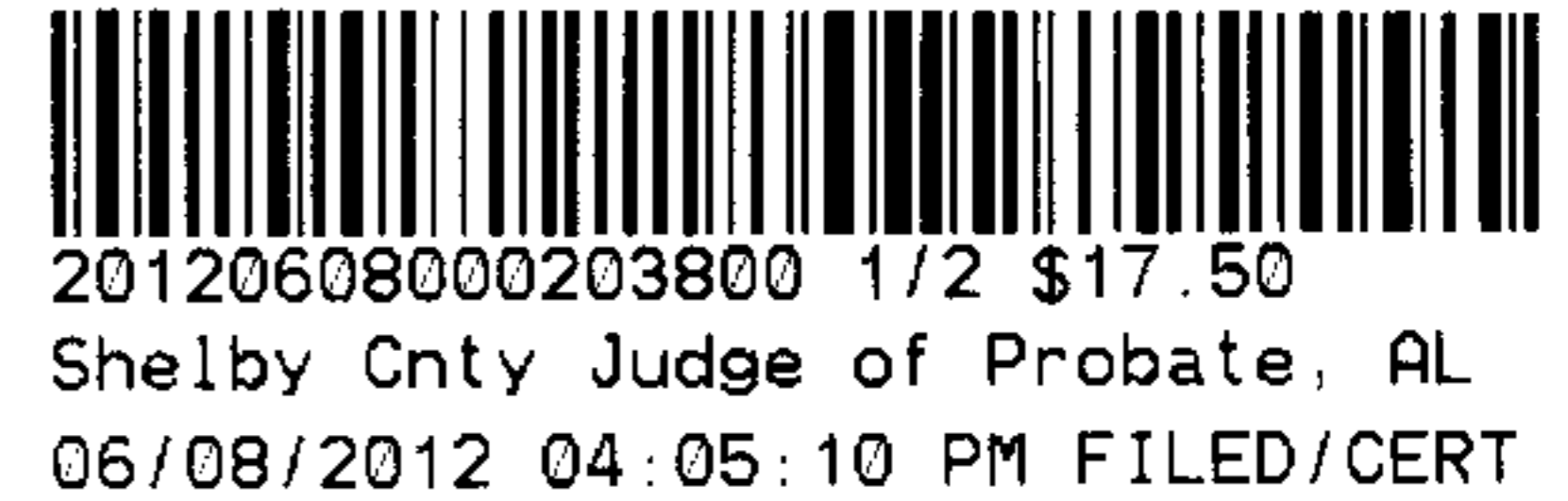


Send tax notice to:  
Adam L. Coan  
1929 Gallant Fox Drive  
Helena, AL 35080

BHM 1000331  
This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Four Thousand Nine Hundred and 00/100 Dollars (\$124,900.00) in hand paid to the undersigned, **Rose Lee Mollica, an unmarried woman** (hereinafter referred to as "Grantor"), by **Adam L Coan** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 80, according to the Amended Map of Dearing Downs, Ninth Addition, Phase II, as recorded in Map Book 15, Page 10, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2012 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$122,637.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

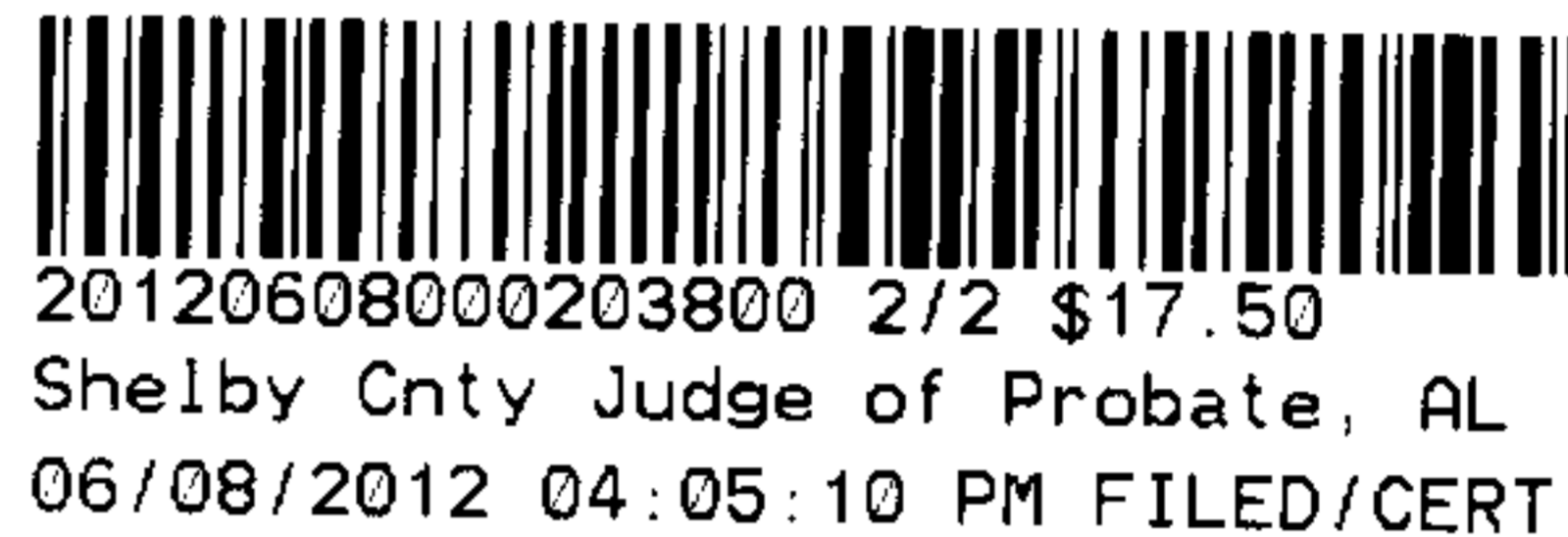
The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that heshe will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators  
and assigns forever.

Shelby County, AL 06/08/2012  
State of Alabama  
Deed Tax: \$2.50

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 31 day of May, 2012

  
Rose Lee Mollica

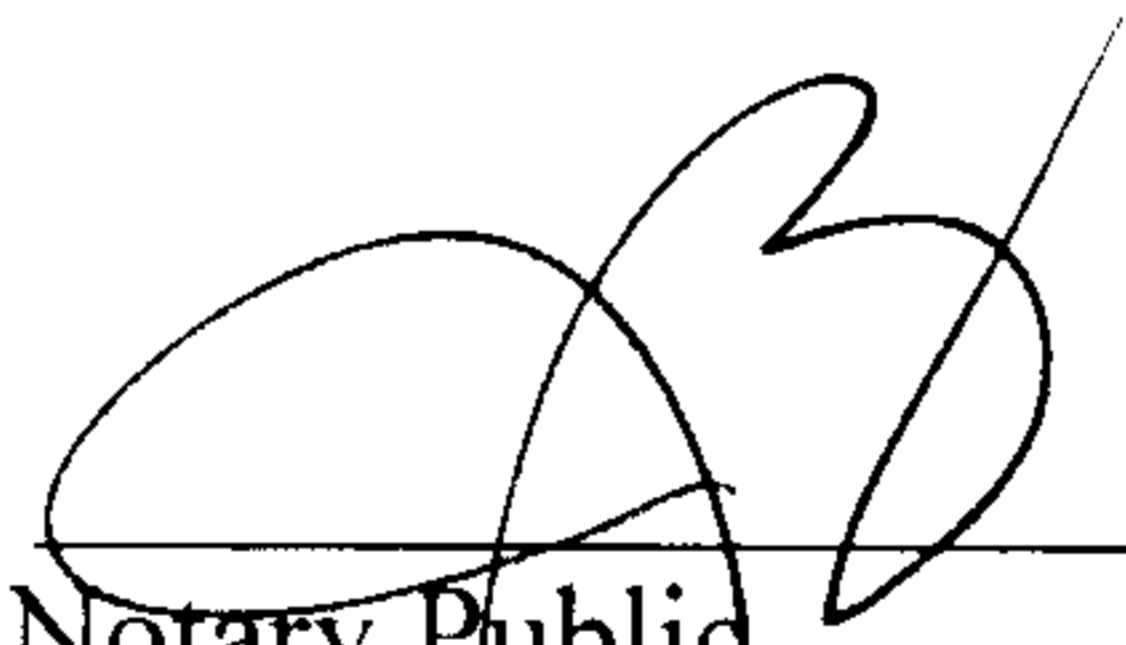


STATE OF ALABAMA  
COUNTY OF Jefferson

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

Given under my hand and official seal this, the 31 day of May, 2012.

(Notary Seal)

  
Notary Public  
Printed Name:

My Commission Expires:  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: June 12, 2013  
KINDER TRUST NOTARY PUBLIC UNDERWRITERS

