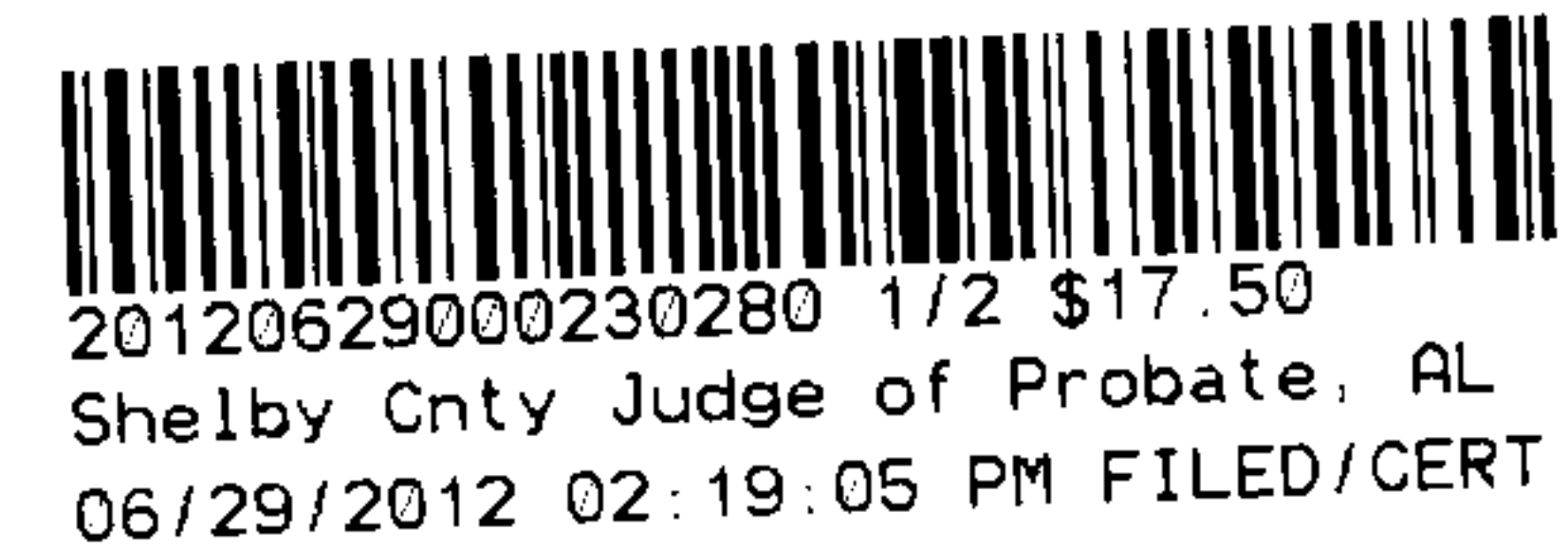


SEND TAX BILL TO:
Robert M. Allen, Jr.
105 Forest Parkway
Alabaster, AL 35007

FILE NUMBER DAB12-515

THE STATE OF ALABAMA)
COUNTY OF SHELBY)



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One hundred fifteen thousand and No/100 DOLLARS (\$115,000.00), and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged I, Kristen M. Nichols, an unmarried woman, , (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Robert M. Allen, Jr., (herein referred to as GRANTEE), his heirs, successors and assigns in fee simple, the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:

Lot 40, according to the Survey of Park Forest, 1st Sector, as recorded in Map Book 7, Page 155, in the Probate Office of Shelby County, Alabama

\$112,917.00 of the purchase price paid herein was paid from mortgage proceeds, mortgage being filed simultaneously herewith.

Subject to:

1. Taxes and assessments for the year 2009 and subsequent years, not yet due and payable.
2. Transmission Line Permit to Alabama Power Company recorded in Deed Book 154, Page 423 and Deed Book 323, Page 336.
3. Mineral and Mining Rights recorded in Deed Book 319, Page 449.
4. Agreement with Alabama Power Company recorded in Book 32, Page 421; Book 32, Page 420; Book 32, Page 416; Book 32, Page 728 and Book 32, Page 419.
5. Covenants and Restrictions recorded in Book 31, Page 788 and Book 33, Page 16.
6. Articles of Incorporation of Park Forest Swim and Tennis Club Inc. recorded in Book 19, Page 347.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, his heirs, successors and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, his heirs, successors and assigns, that he is lawfully seized in fee simple of the aforementioned premises, that it is free from all

encumbrances, except as hereinabove provided, he has a good right to sell and convey the same to the said GRANTEE, his heirs, successors and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, his heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set our hand and seal this the 22 day of June 2012.

WITNESS:

Christopher B. Bedgood

Kristen M. Nichols
Kristen M. Nichols

THE STATE OF GEORGIA)
COUNTY OF Fulton)

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

Given under my hand and official seal this the 22 day of June 2012.

SEAL

Laurie M. Winters
Notary Public
My Commission Expires 1/3/16

This Document Prepared by:
David A. Bedgood
160 Yeager Parkway
Suite 105
Pelham, Alabama 35124
205-663-9777
205-663-4333 fax
david@bedgoodlaw.com

Laurie M Winters
Notary Public
Fulton County
State of Georgia
My Commission Expires Jan 3, 2016


20120629000230280 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
06/29/2012 02:19:05 PM FILED/CERT

Shelby County, AL 06/29/2012
State of Alabama
Deed Tax: \$2.50