

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:

Ann P. Scioneaux
1236 Amberley Woods Drive
Helena, Alabama 35080

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**


KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE HUNDRED FORTY THREE THOUSAND AND N0/100 (\$143,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **BETTY ANN KAILING**, an unmarried person, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **ANN P. SCIONEAX**, (herein referred to as "Grantee"), Grantee's heirs and assigns, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 55, according to the Amended Map of Amberley Woods, 6th Sector, as recorded in Map Book 22, Page 48, in the Probate Office of Shelby County, Alabama; 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 Grantor.
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, Pages 21 and 48.
7. Declaration of Protective Covenants for Amberley Woods, 6th Sector, as recorded in Instrument 1997-01460 in the Probate Office of Shelby County, Alabama.

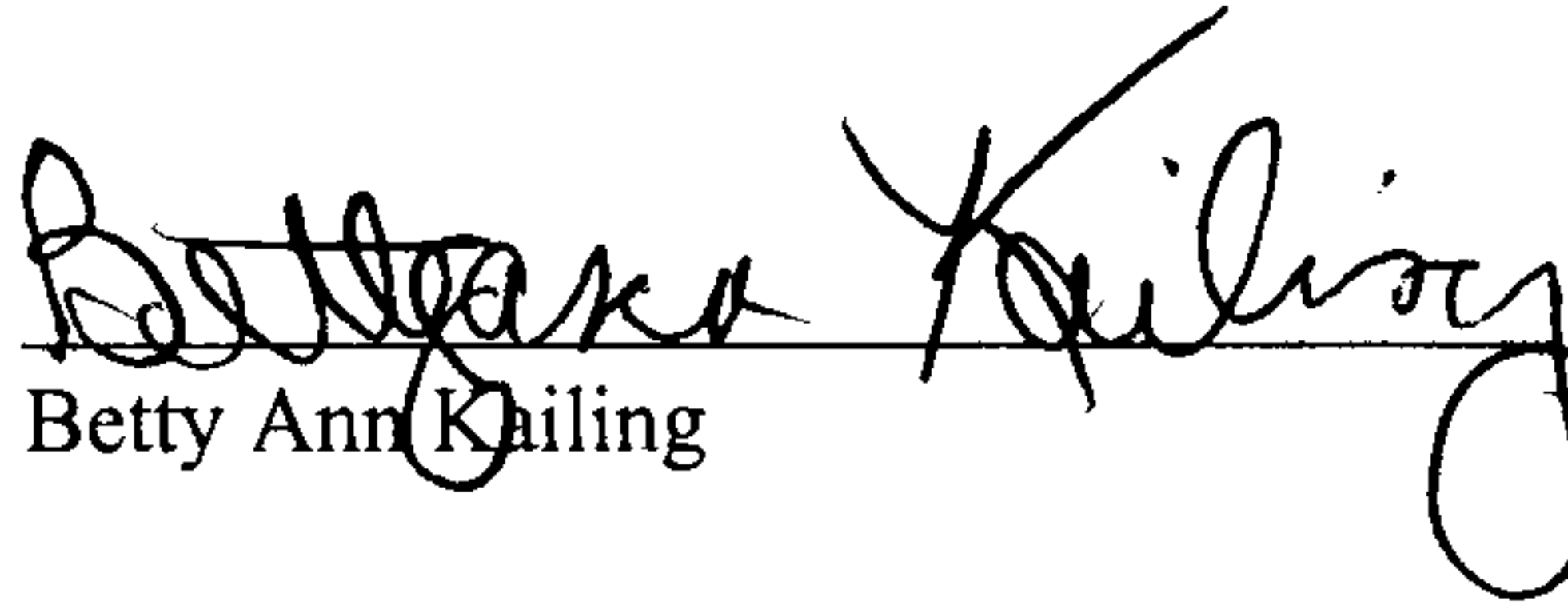

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Shelby Cnty Judge of Probate, AL
07/02/2012 10:21:48 AM FILED/CERT

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 GRANTOR, for said GRANTOR, 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.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of June 29, 2012.

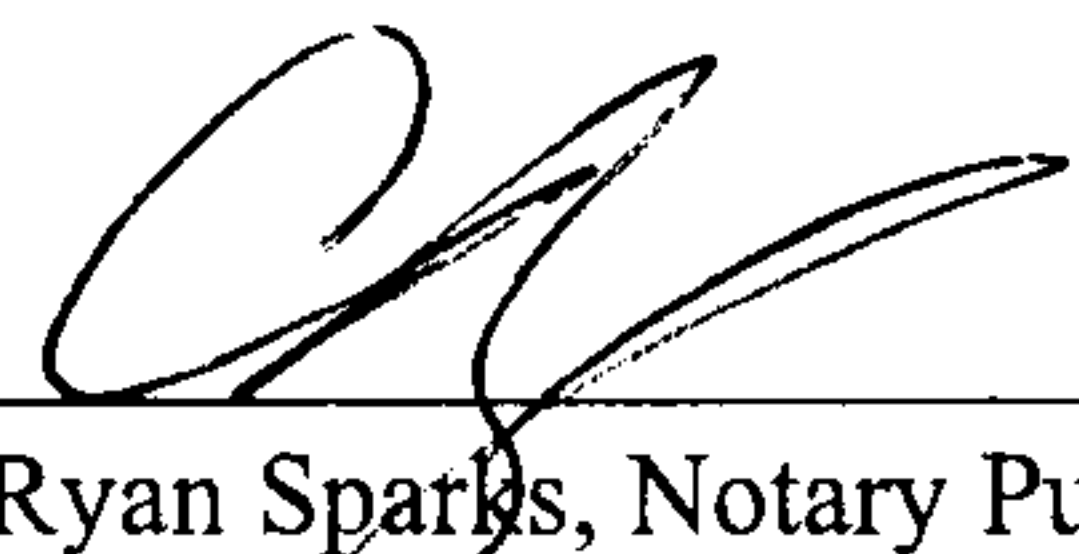
GRANTOR:


Betty Ann Kailing

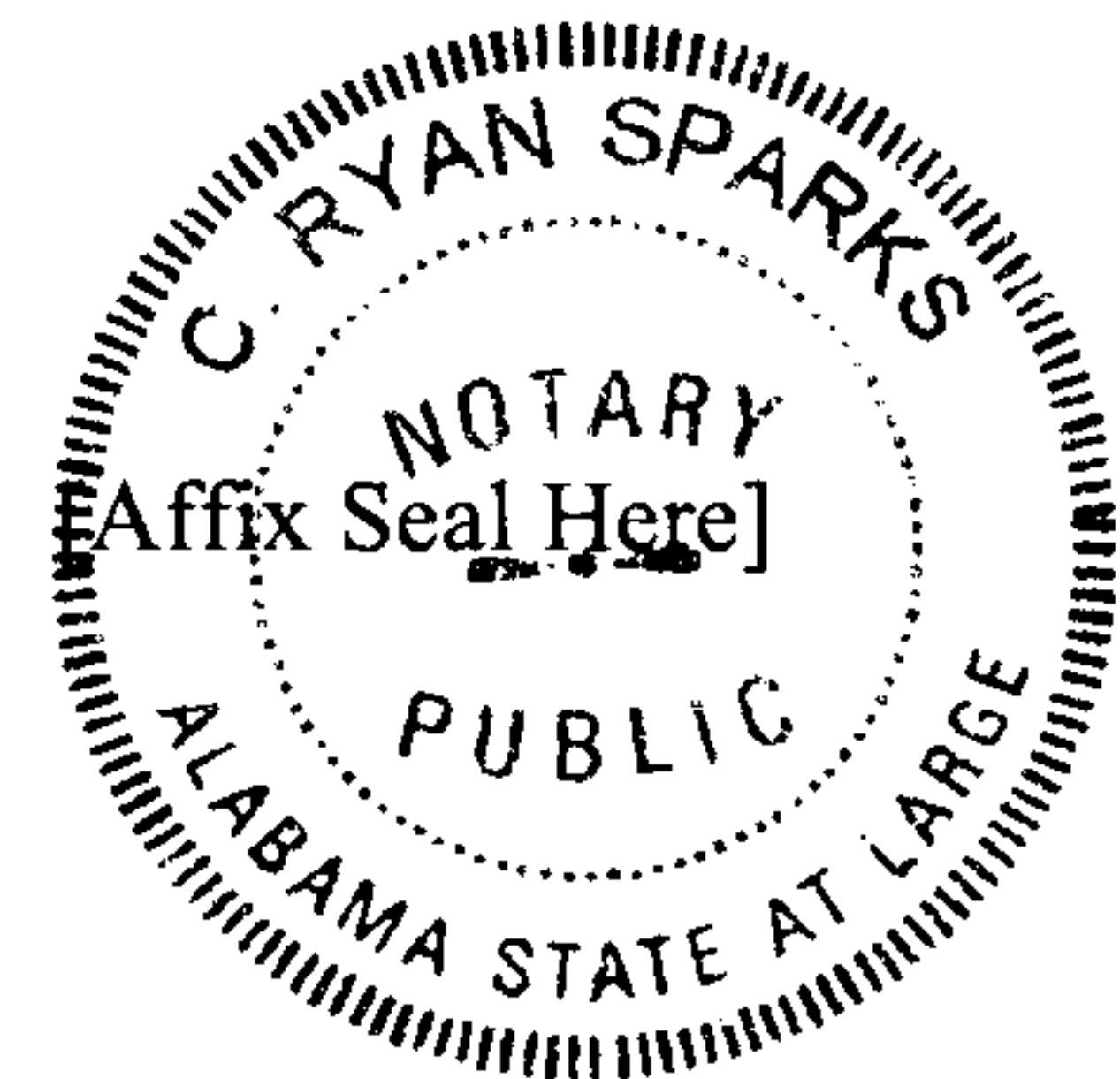
**STATE OF ALABAMA
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Betty Ann Kailing, 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, Betty Ann Kailing executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of June 29, 2012.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015




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Shelby County, AL 07/02/2012
State of Alabama
Deed Tax: \$29.00