

STATE OF ALABAMA

COUNTY OF SHELBY

\$79,000

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **MARGARET RICHARDSON THAMES**, being the same person also known as **MARGARET R. THAMES**, a widow, by and through her Attorney-in-Fact, **WANDA THAMES BRAUN**, by virtue of General and Durable Power of Attorney dated the 28th day of February, 2002, notarized by **Judith A. Martin**, and prepared by **Gwen D. Skinner, Attorney at Law**, Grantor - in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, to her in hand paid by **JOAN THAMES NOLEN**, Grantee, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey to the said **JOAN THAMES NOLEN**, her heirs and assigns, the following described real property lying and being situated in Shelby County, Alabama, to-wit:

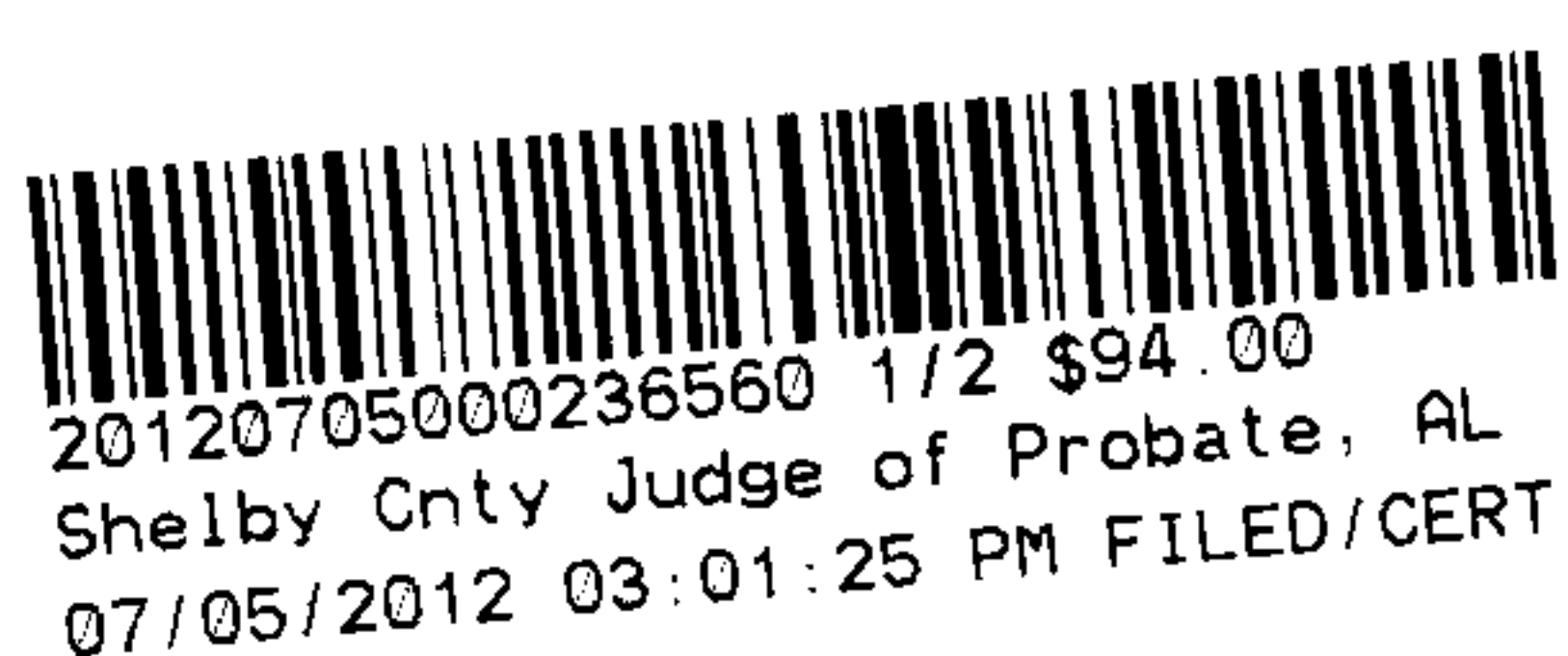
Lot 57, according to Woodland Hills, First Phase, Fourth Sector as recorded in Map Book 6, Page 24, in the Probate Office of Shelby County, Alabama, located in Section 4, Township 21 South, Range 3 West, Shelby County, Alabama. (Deed Dimension 115 x 170) For Reference: Deed Book 306, page 209, dated June 22, 1977; Deed Book 322, page 498, dated August 1, 1977.

SUBJECT TO the following:

- (1) 35 foot building line, 10 foot easement on rear and 5 foot easement on West as shown by recorded map;
- (2) Restrictions contained in Miscellaneous Volume 9, page 11, in the Probate Office of Shelby County, Alabama;
- (3) Right-of-way to Alabama Power Company recorded in Volume 107, page 526, in said Probate Office.

This conveyance is made subject to real property taxes hereafter falling due, restrictive covenants, easements, rights-of-way, reservations, and zoning restrictions and requirements applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama, and easements which are visible on the premises, if any.

The parties hereto agree that the ad valorem real property taxes pertaining to the above described real property, shall be prorated such that Grantor shall be responsible for that portion



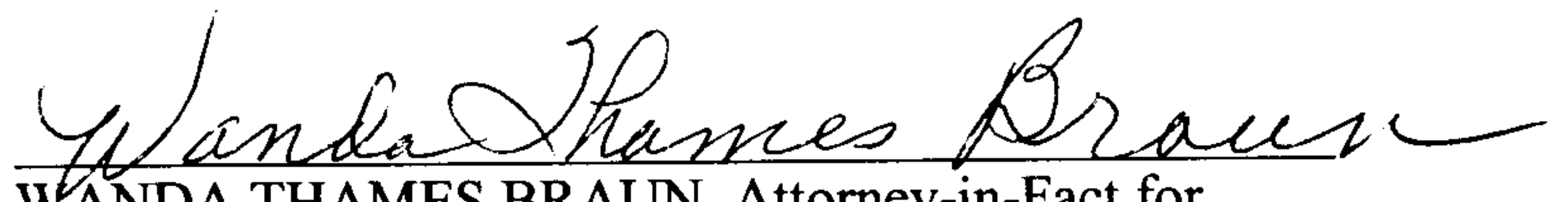
Shelby County, AL 07/05/2012
State of Alabama
Deed Tax: \$79.00

from October 1st up to the date of this deed, and Grantee shall be responsible for taxes applying from the date of this instrument through September 30th, being the end of the applicable tax year.

Together with all rights and appurtenances to said described premises in anywise belonging: To have and to hold the same forever.

And the said Grantor for herself and her heirs, covenants with the said Grantee, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that she has a good right to sell and convey the same as aforesaid, and that she and her heirs and assigns, shall WARRANT AND DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Margaret Richardson Thames, also known as Margaret R. Thames, by and through her Attorney-in-Fact, Wanda Thames Braun, has hereunto set her hand and seal on the 28th day of June, 2012.


WANDA THAMES BRAUN, Attorney-in-Fact for
MARGARET RICHARDSON THAMES, also known
as MARGARET R. THAMES, by virtue of General and
Durable Power of Attorney dated February 28, 2002

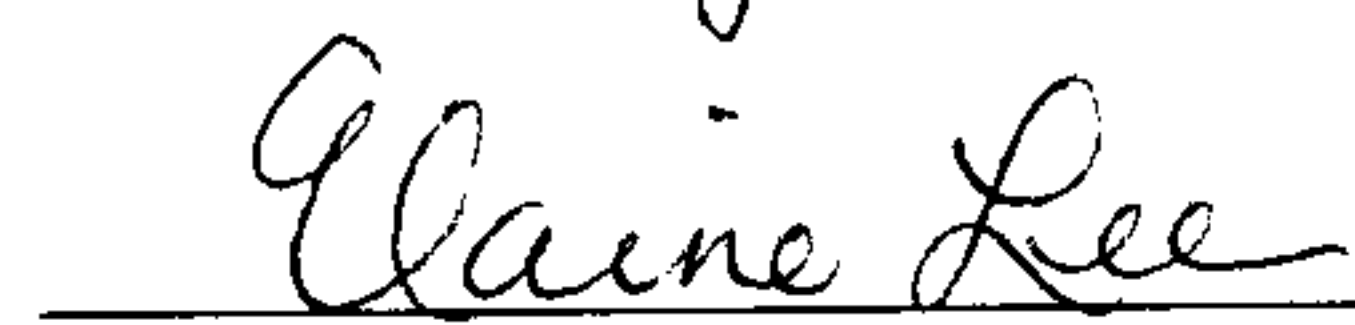
STATE OF ALABAMA

COUNTY OF WASHINGTON

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that WANDA THAMES BRAUN, whose name as Attorney-in-Fact for MARGARET RICHARDSON THAMES, also known as MARGARET R. THAMES, a widow, by virtue of General and Durable Power of Attorney dated February 28, 2002, 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 said conveyance, she, in her capacity as said Attorney-in-Fact for Margaret Richardson Thames, also known as Margaret R. Thames, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2012.

[NOTARY SEAL]


Notary Public
My commission expires: 4-2-2015.

ADDRESS OF GRANTEE
2175 East Lake Road
Atlanta, Georgia 30307

THIS INSTRUMENT PREPARED BY:
HAROLD L. ODOM
ATTORNEY AT LAW
P. O. BOX 1087
CHATOM, ALABAMA 36518

(No examination of the record title to the subject property was made of the public records of Washington County, Alabama, prior to the preparation of this instrument and no representation as to the status of the record title to said property has been made.)


20120705000236560 2/2 \$94.00
Shelby Cnty Judge of Probate, AL
07/05/2012 03:01:25 PM FILED/CERT