

Send Tax Notice To: William J. Bento
131 Cambrian Way
Birmingham, AL 35242

GENERAL WARRANTY DEED

State Of Alabama
County Of Shelby

20120730000275040 1/2 \$80.00
Shelby Cnty Judge of Probate, AL
07/30/2012 01:47:10 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Sixty Five Thousand dollars and Zero cents (\$65,000.00), and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Shirley L. Brown Inter Vivos Trust dated May 3, 1988 and amended on March 1, 1989 and August 20, 2002** (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto **William J. Bento** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD, to the said GRANTEE, his heirs and assigns forever.

And said GRANTOR does for itself, its heirs, successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), this 25th day of July, 2012.

Shirley L. Brown Inter Vivos Trust dated May 3, 1988 and
amended on March 1, 1989 and August 20, 2002

By:  (SEAL)
Shirley L. Brown, Trustee

(SEAL)

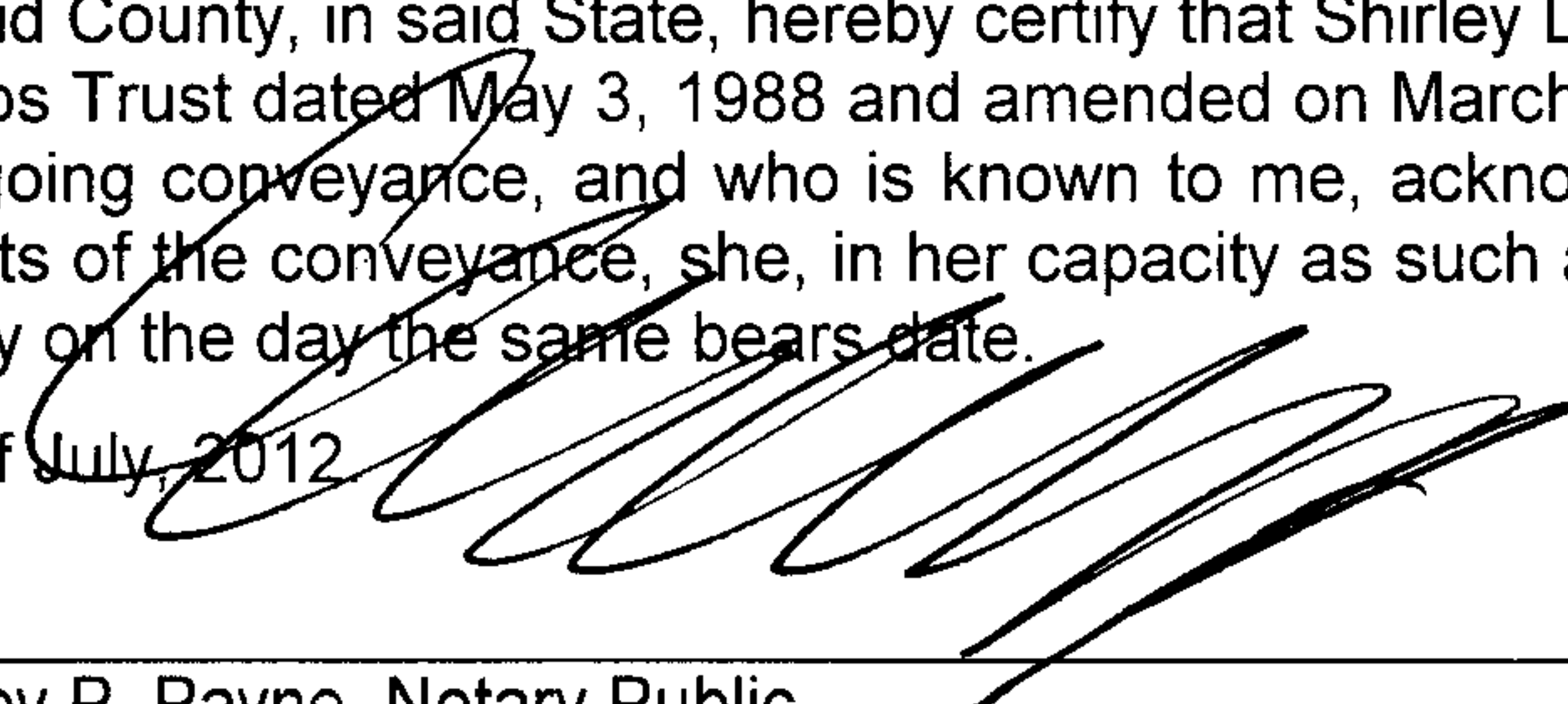
(SEAL)

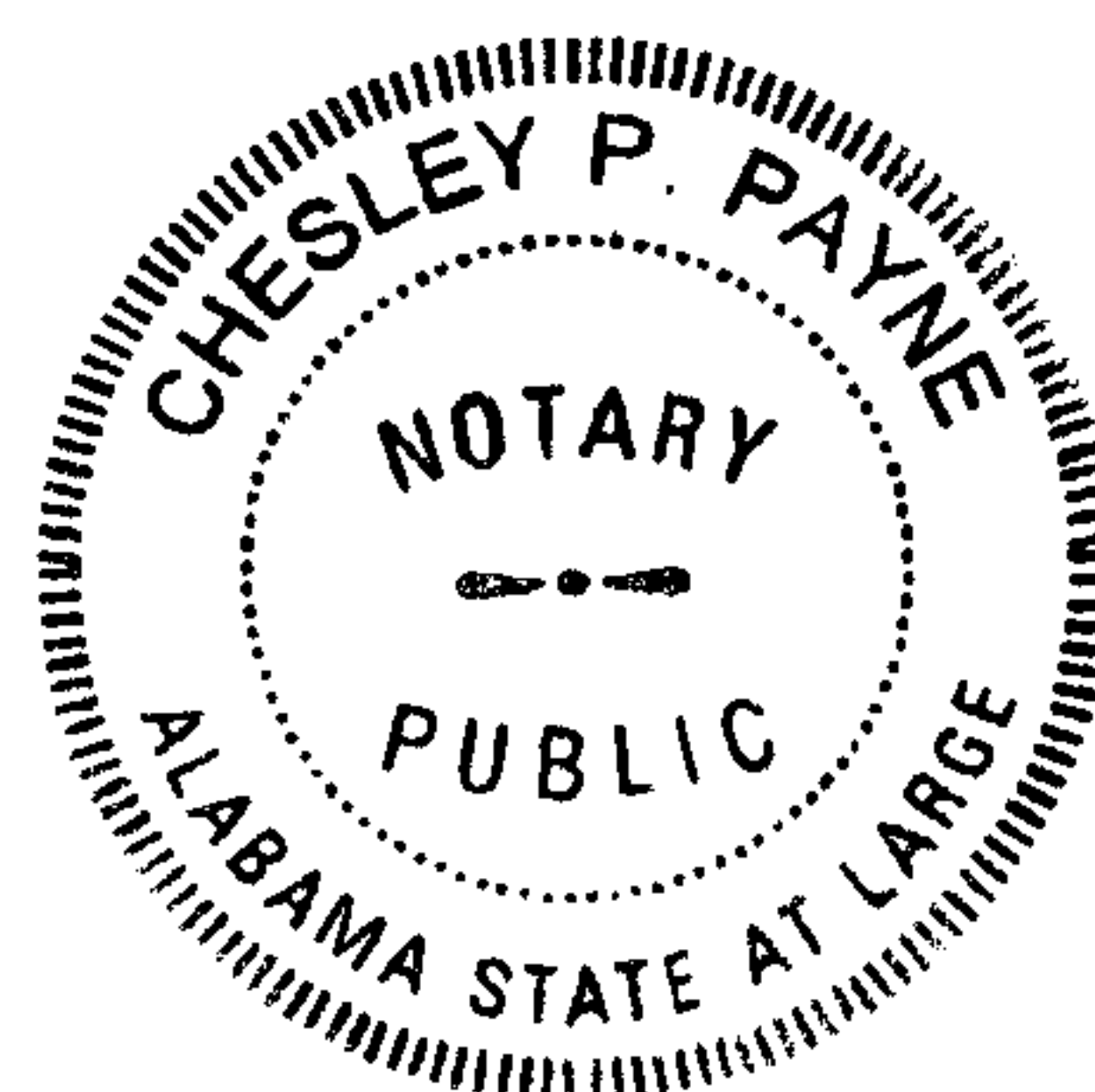
STATE OF ALABAMA

SHELBY COUNTY

I, Chesley P. Payne, a Notary Public in and for the said County, in said State, hereby certify that Shirley L. Brown, whose name as Trustee of the Shirley L. Brown Inter Vivos Trust dated May 3, 1988 and amended on March 1, 1989 and August 20, 2002 whose name 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 the conveyance, she, in her capacity as such attorney-in-fact and will full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July, 2012


Chesley P. Payne, Notary Public
My commission expires: 8/2/2015



This Instrument Prepared By:

Chesley Paul Payne, Esq. • Massey, Stotser & Nichols, P.C. • 1780 Gadsden Highway • Birmingham, Alabama 35235

EXHIBIT A

Unit 131, in Cambrian Woods Condominium, also known as Condominium Village, Phase I, Inverness, as recorded in Map Book 6, Page 62, By Laws and Amendments thereto as established by Declaration of Condominium, By Laws and Amendments thereto as recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4, and Misc. Book 13, Page 344, in said Probate Office, together with an undivided .0133124% interest in the common elements as set forth in said declaration. Situated in Shelby County, Alabama.



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