

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:  
Kendall W. Maddox  
Kendall Maddox & Associates, LLC  
2550 Acton Road, Ste 210  
Birmingham, AL 35243

Shelby County, AL 07/30/2012  
State of Alabama  
Deed Tax: \$10.00

Send Tax Notice To:  
Lynda G. Philpott  
241 Courtside Dr.  
Birmingham, AL 35242

STATUTORY WARRANTY DEED

\$10,000.00

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

LYNDA GILBREATH PHILPOTT, AN UNMARRIED WOMAN

(herein referred to as Grantor, whether one or more), grants, bargains, sells, and conveys unto

LYNDA G. PHILPOTT, ALAYNE P. ROTH AND LAUREL B. PHILPOTT, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE PHILPOTT LIVING TRUST, DATED JULY 27, 2012 AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 44 in Courtside at Brook Highland, a condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, a condominium, which is recorded as Instrument No. 20020521000241450 in the Probate Office of Shelby County, Alabama, as amended by the Amendment thereto recorded as Instrument No. 20020521000241460 in said Probate Office and as further amended by the Corrective Amendment recorded as Instrument No. 20020521000241470 in said Probate Office and as reflected in the Plan of Courtside at Brook Highland prepared by K.B. Weygand & Associates, P.C. which is attached as Exhibit "C" to the Declaration of Condominium recorded as Instrument No. 20020521000241450 and which is also separately recorded in Map Book 28, Page 103 in said Probate Office. Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

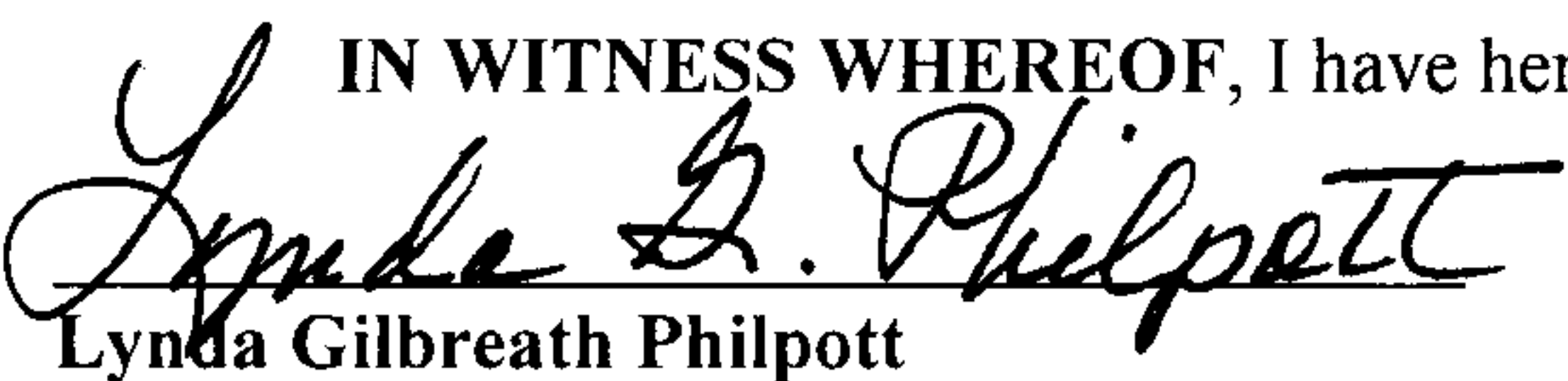
Lynda Gilbreath Philpott and Lynda G. Philpott are one and the same person.

Alayne P. Roth and Laurel B. Philpott are Trustees of the Trust. They do not reside on the property nor do they have any equitable interest in the property.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27 day of July, 2012.


  
Lynda Gilbreath Philpott

STATE OF ALABAMA )  
JEFFERSON COUNTY )

GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Lynda Gilbreath Philpott, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily, and the same bears date.

Given my hand and official seal this 27 day of July, 2012.

  
20120730000275330 1/1 \$24.00  
Shelby Cnty Judge of Probate, AL  
07/30/2012 02:23:16 PM FILED/CERT

Notary Public  
My Commission Expires: 10/1/2014

