

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
KELLI M. TODD
236 WARWICK LANE
ALABASTER, ALABAMA 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED TWENTY ONE THOUSAND AND NO/100 (\$121,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, DAN L. HOWARD and wife, PATRICIA A. HOWARD, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto KELLI M. TODD, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY , ALABAMA, to-wit:

Lot 213, according to the Amended Map of Phase II, Weatherly, Warwick Village, Sector 17, as recorded in Map Book 22, Page 67, in the Probate Office of Shelby County, Alabama.


SUBJECT TO:

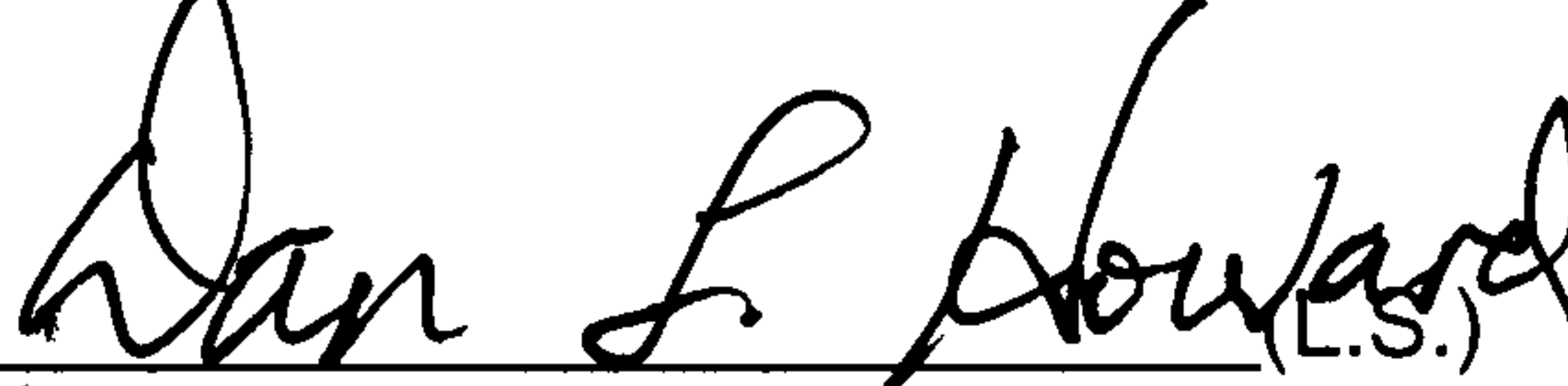
1. Taxes for the year 2012, which are a lien but not yet due and payable until October 1, 2012.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 1995-32578, Instrument No. 1995-34622 and Instrument No. 1996-14611 in the Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Instrument No. 1995-17307 in the Probate Office.
4. Covenant and Agreement for water services as recorded in Instrument No. 1994-6003 in the Probate Office.
5. Non-Perpetual Easement for ingress and egress and utilities as shown and recorded in Instrument No. 1993-37546 and as assigned in Instrument No. 1993-40410 and as set out in Instrument No. 1995-6002 in Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 22, Page 67 and Map Book 21, Page 110 in the Probate Office.
7. Vacation of access and public utilities easement across the rear of lot as shown on Map Book 22, Page 67 in Probate Office.

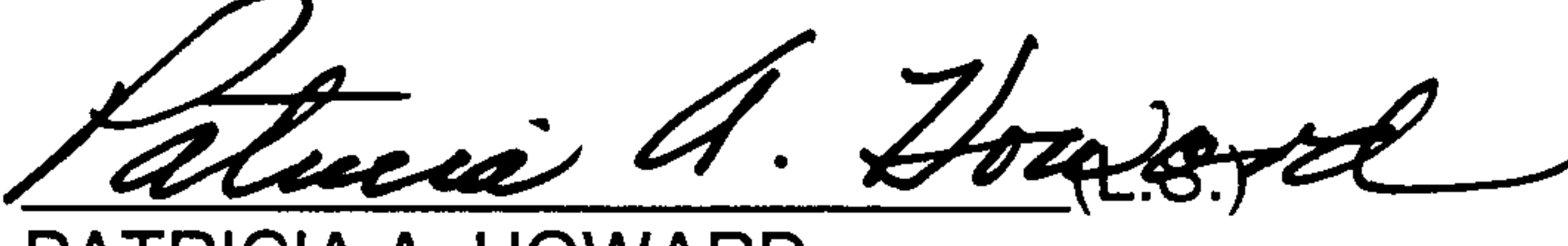
TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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, we have hereunto set our hands and seals, this 27TH day of JULY, 2012.


20120730000276090 1/2 \$136.00
Shelby Cnty Judge of Probate, AL
07/30/2012 03:46:32 PM FILED/CERT


DAN L. HOWARD



PATRICIA A. HOWARD

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAN L. HOWARD and wife, PATRICIA A. HOWARD, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27TH day of JULY, 2012.



Notary Public

My Commission Expires: 10/31/2015



20120730000276090 2/2 \$136.00
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Shelby County, AL 07/30/2012
State of Alabama
Deed Tax: \$121.00