

Send tax notice to: Brian F. Barksdale, 5092 Meadow Brook Rd. Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.
Birmingham, Al. 35242



20120904000331930 1/2 \$160.50
Shelby Cnty Judge of Probate, AL
09/04/2012 11:34:33 AM FILED/CERT

GENERAL WARRANTY DEED

State of Alabama
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four hundred twenty thousand and no/100 (\$420,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto, Dollars** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Donald P. Brobst, an unmarried man

whose mailing address is: 1230 Greystone Crest, Bham AL 35242
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Brian F. Barksdale

whose mailing address is: 5092 Meadow Brook Rd., Birmingham AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, **the address of which is: 5092 Meadow Brook Rd., Birmingham, Al. 35242** to-wit:

Lot 45B, a resubdivision of Lot 44A of a resubdivision of Lots 42, 43, 44 & 45 Amended Map of Meadow Brook, 7th Sector 2nd Phase, said Lot 45B being recorded in Map Book 36, page 10 in the Office of the Judge of Probate of Shelby County, Alabama.

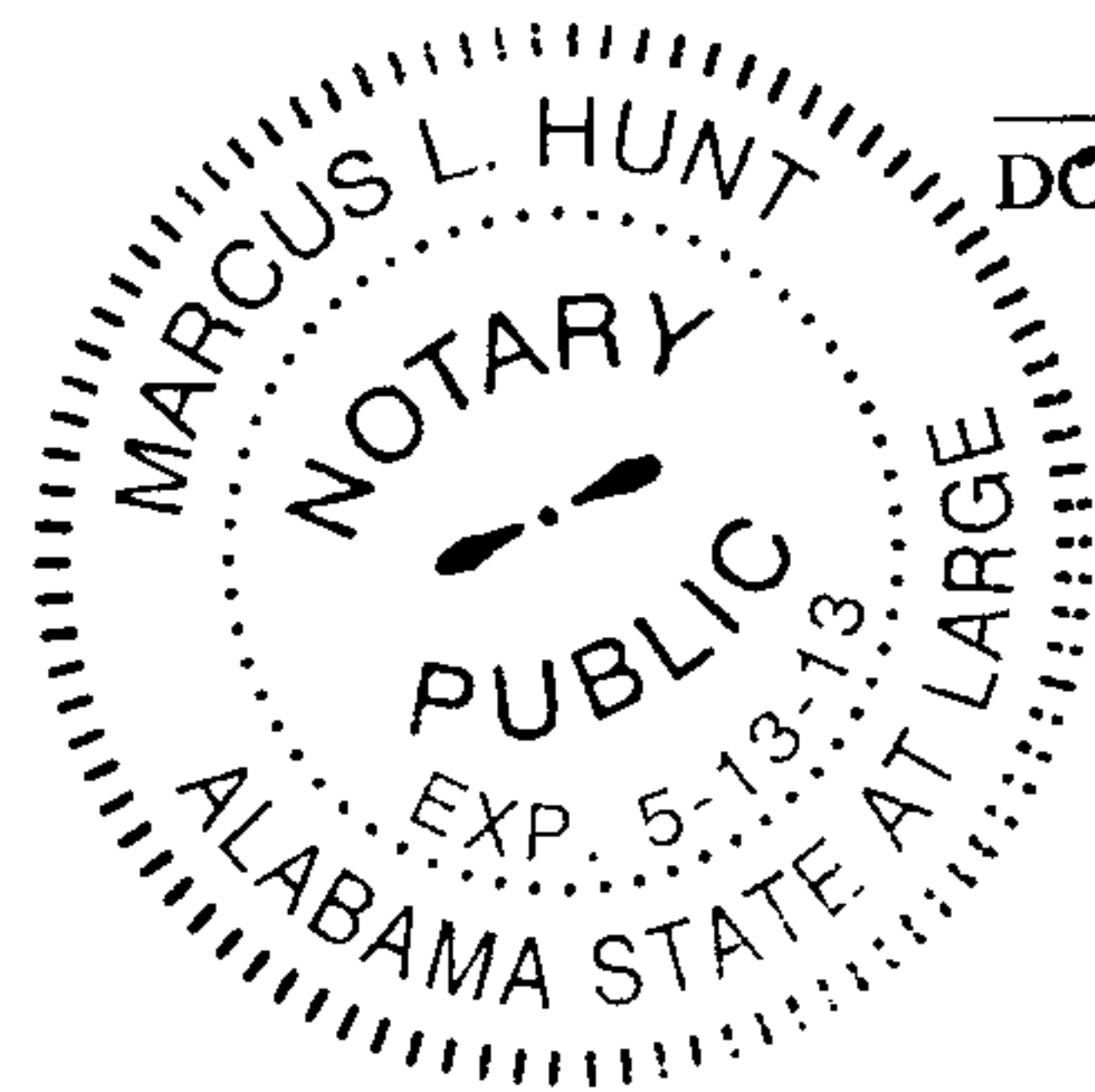
Subject to: All easements, restrictions and rights of way of record.

\$274,726.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 28th day of August, 2012.




Donald P. Brobst (Seal)
DONALD P. BROBST

Shelby County, AL 09/04/2012
State of Alabama
Deed Tax: \$145.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald P. Brobst, an unmarried man whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

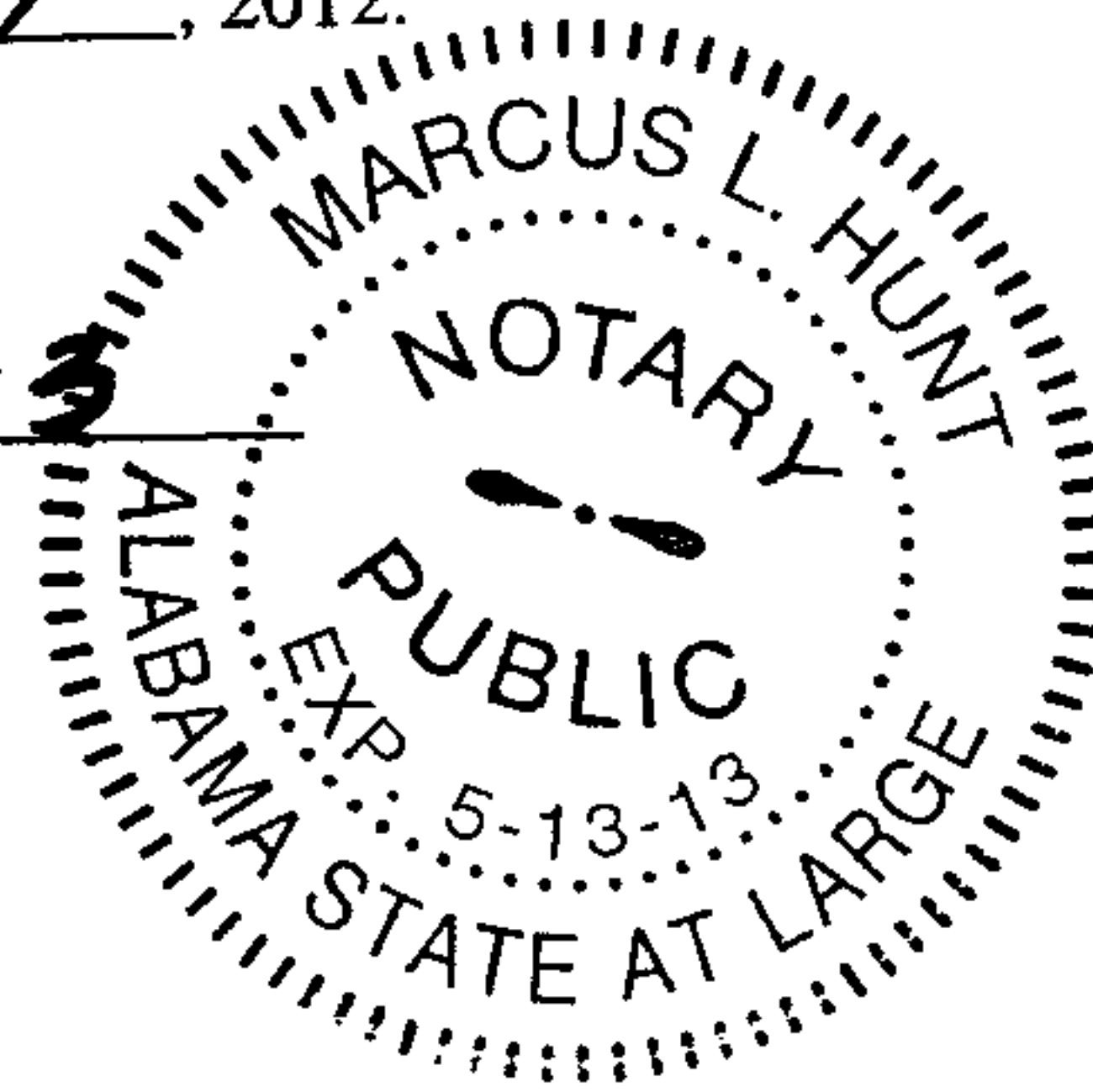
Given under my hand and official seal this the 28th day of August, 2012.



NOTARY PUBLIC

My commission expires:

My commission expires: 5/13/13



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