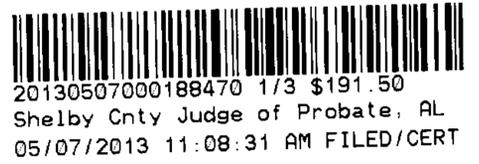


1211065

This Instrument was Prepared by:
Shannon E. Price
P. O. Box 19144
Birmingham AL 35219

Send Tax Notice To: Brandy R. Wooten
117 Morning Mist Trail
Alabaster, AL 35007

WARRANTY DEED



State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Brandy R. Wooten, a single woman, whose mailing address is 117 Morning Mist Trail, Alabaster, AL 35007** and **Jeremiah L. Wooten, a married man whose mailing address is 6237 Moss Rock Drive Pinson, AL 35126** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brandy R. Wooten, a single woman, whose mailing address is 117 Morning Mist Trail, Alabaster, AL 35007** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 117 Morning Mist Trail, Alabaster, AL 35007**; to wit;

LOT 520, ACCORDING TO THE FINAL PLAT OF STAGE COACH TRACE, SECTOR 5, AS RECORDED IN MAP BOOK 33, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The above described property does not represent the homestead of Jeremiah L. Wooten nor his spouse.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2013 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 33, Page 26.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Transmission Line Permit granted to Alabama Power Company as recorded in Deed Book 112, Page 458; Deed Book 123, Page 430 and Deed Book 217, Page 752.

Right of Way to Shelby County as recorded in Deed Book 212, Page 598.

Easement to Southern Natural Gas Corporation as recorded in Deed Book 196, Page 308.

Declaration of Protective Covenants for Stage Coach Trace Sector 5 as recorded in Instrument 20060616000288860.

Release of damages as recorded in Instrument 1999-7369.

Easement to Alabama Power Company as recorded in Instrument 1999-22219.

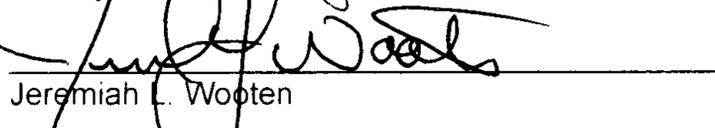
Articles of Incorporation for Stage Coach Residential Association, Inc. recorded in Instrument 1999-6824 and amended in Instrument 2001-43416.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1998-31624; Instrument 1999-4656; Instrument 2001-43415; Instrument 20020429000201560; Instrument 20020429000201570 and Instrument 20021213000625150 in the Probate Office of Shelby County, Alabama.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of April, 2013.

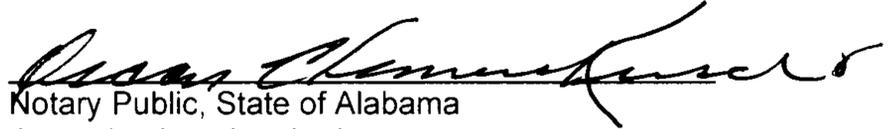

Brandy R. Wooten

Jeremiah L. Wooten
State of Alabama

} General Acknowledgment

~~Jefferson~~ County
Shelby

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Brandy R. Wooten, a single woman and Jeremiah L. Wooten, a married married, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of April, 2013.


Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary Oscar Clemens Kirsch III
My Commission Expires: 02 20 14




20130507000188470 2/3 \$191.50
Shelby Cnty Judge of Probate, AL
05/07/2013 11:08:31 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jeremiah L. Wooten
6237 Moss Rock Drive

Grantee's Name Brandy R. Wooten

Mailing Address Pinson, AL 35126

Mailing Address 117 Morning Mist Trail
Alabaster, Alabama 35007

Property Address 117 Morning Mist Trail
Alabaster, Alabama 35007

Date of Sale April 15, 2013
Total Purchase Price

or
Actual Value \$173,400.00

or
Assessor's Market Value



20130507000188470 3/3 \$191.50
Shelby Cnty Judge of Probate, AL
05/07/2013 11:08:31 AM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date April 15, 2013

Unattested

(verified by)

Print Jeremiah L Wooten

Sign

Grantor/Grantee/Owner/Agent) circle one