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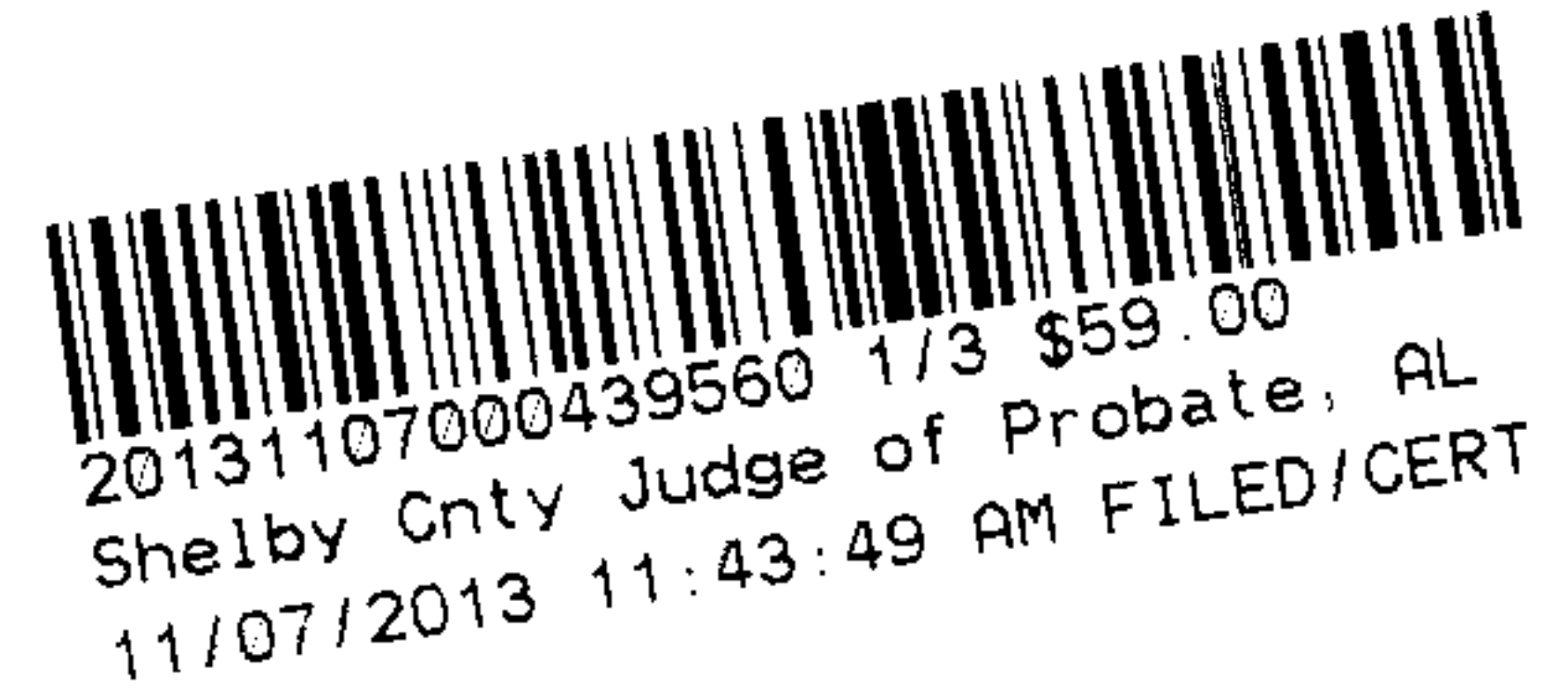
CYNTHIA A. FREY
204 BEAVER CREST CIRCLE
PELHAM, AL, 35124

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2013519

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Three Thousand and 00/100 Dollars (\$193,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, VONCILE CAUFIELD, A SINGLE INDIVIDUAL **whose mailing address is:**
200 One Nineteen Blvd, Apt 2120, Hoover, AL 35242 (hereinafter referred to as "Grantors") by CYNTHIA A. FREY AND PAULA G. SWITZER **whose mailing address is:** 204 Beaver Crest Circle, Pelham, AL 35124 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGES TO PERSONS OR PROPERTY AS A RESULT OF SUCH RIGHTS.
3. LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1998-29313 AND AMENDED IN INSTRUMENT NO. 2000-19725 AND INSTRUMENT NO. 2000-38708 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$154,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

VONCILE CAUFIELD IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN INSTRUMENT NO. 20050912000470630 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. THE OTHER GRANTEE, HOOVER R. CAUFIELD HAVING DIED ON OR ABOUT THE 24TH DAY OF APRIL, 2013

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 11th day of October, 2013.


VONCILE CAUFIELD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VONCILE CAUFIELD, whose name is signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of October, 2013..


Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 1-30-16


20131107000439560 2/3 \$59.00
Shelby Cnty Judge of Probate, AL
11/07/2013 11:43:49 AM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 39 AND PART OF LOT 40, BEAVER CREEK PRESERVE THIRD SECTOR, AS RECORDED IN MAP VOLUME 27, PAGE 91, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SAID PART OF LOT 40 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON REBAR BEING THE LOCALLY ACCEPTED NORTHEAST CORNER OF LOT 40 AND RUN IN A SOUTHEASTERLY DIRECTION ALONG THE EAST LINE OF SAID LOT 40 FOR A DISTANCE OF 47.0 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND; THENCE TURN AN ANGLE TO THE RIGHT OF 168 DEGREES 25 MINUTES 50 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 49.38 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND AND BEING ON THE NORTH LINE OF SAID LOT 40 AND BEING 10.0 FEET WEST OF THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE RIGHT OF 109 DEGREES 30 MINUTES 15 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 40 FOR A DISTANCE OF 10.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



20131107000439560 3/3 \$59.00
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