

State of Alabama)
County of Shelby)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Five Hundred Thirty Thousand and no/100 Dollars (\$530,000.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency whereof is acknowledged, Laura D. Dinan a single person(Grantor) whose address is 3437 Charing Wood Lane, Birmingham, AL 35242 does grant, bargain, sell and convey unto Patti C. Moultrie (Grantee) whose address is 5006 Applecross Road, Birmingham, AL 35242 the following described real estate situated in Shelby County, Alabama to wit:

LOT 17, BLOCK 7 ACCORDING TO THE PLAT OF APPECROSS, A SUBDIVISION OF INVERNESS AS RECORDED IN MAP BOOK 6, PAGE 42 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA 5006 Applecross Road, Birmingham, AL 35242

Subject to:

Ad valorem taxes due October 1, 2013.

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 damage to persons of property as a result of the exercise of such rights as recorded in Volume 64, page 267 and Volume 48, Page 427.

Agreement with regards to underground residential utility distribution with Alabama Power Company as recorded in Misc. Book 10, Page 558.

Subject to Covenants, conditions and restrictions as set forth in the document recorded in Misc. Volume 10, Page 515 and amended in Misc. Volume 13, Page 154 and Misc. Volume 10, Page 557 and second amended in Misc. Volume 17, Page 183.

20' Sanitary Sewer Easement on the East property line and variable easement on North and South property line as shown on recorded plat.

Right of Way to Alabama Power Company as recorded in Volume 109, Page 293; Volume 126, Page 343; Volume 141, Page 298, Volume 196, Page 68, Volume 184, Page 166; Volume 291, Page 386 and Volume 293, Page 755.

Laura D. Dinan is the surviving grantee of that certain deed recorded in INST# 20030627000402710; Gary M. Wolter, the other Grantee, having passed away on November 15, 2010.

TO HAVE AND TO HOLD unto the said Grantee her heirs, successors and assigns forever; And said Grantor does for herself, her heirs, successors, and assigns covenant with said Grantee, her heirs, successors and assigns that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs, successors and assigns shall, warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the 4th day of September, 2014.


Seal
LAURA D. DINAN

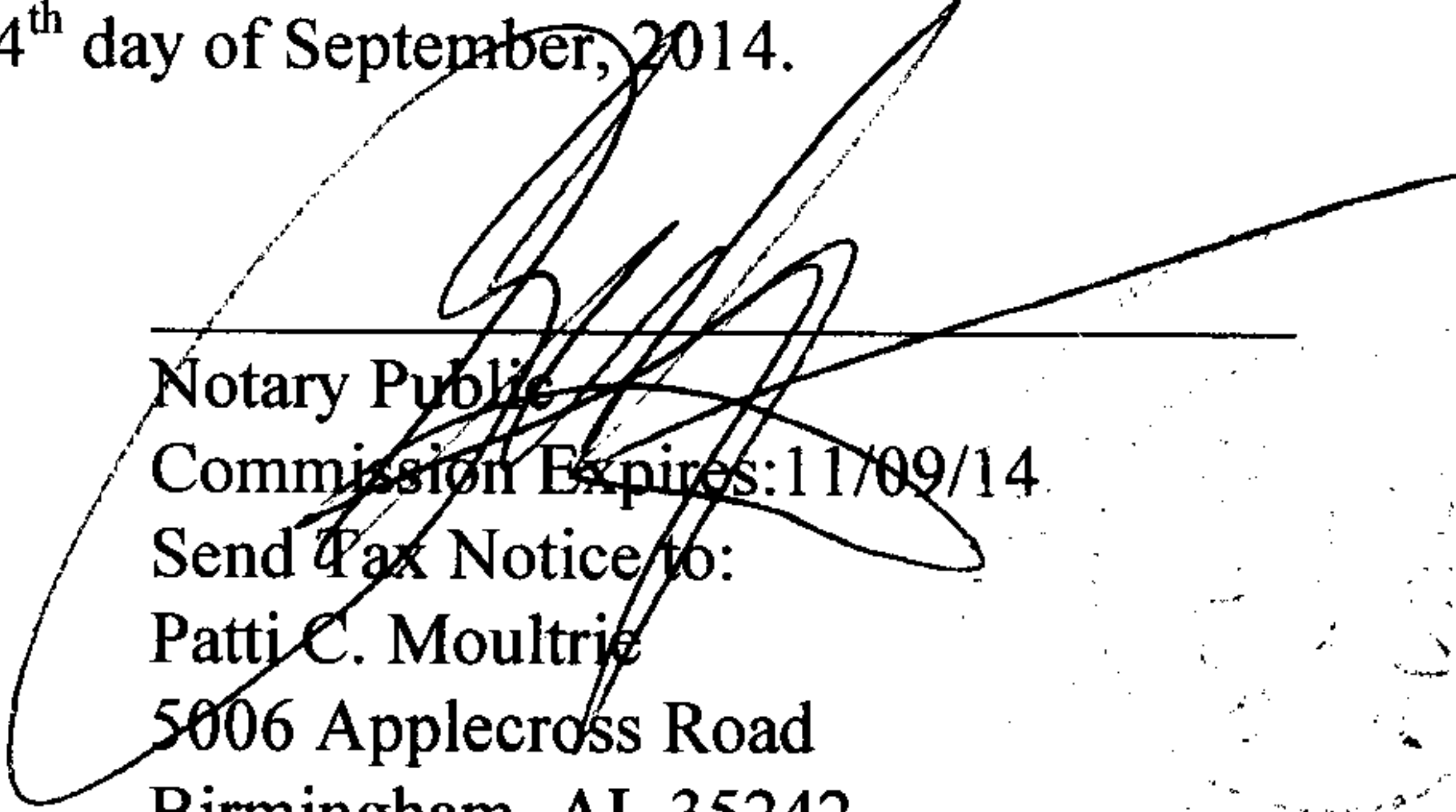
Shelby County, AL 09/05/2014
State of Alabama
Deed Tax: \$530.00

State of Alabama
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that **Laura D. Dinan** whose name is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 4th day of September, 2014.

Prepared by:
Gene W. Gray, Jr.
2100 SouthBridge Parkway, Suite 338
Birmingham, AL 35209
205-879-3400
21421


Notary Public
Commission Expires: 11/09/14
Send Tax Notice to:
Patti C. Moultrie
5006 Applecross Road
Birmingham, AL 35242
10-1-01-01-001-08.000