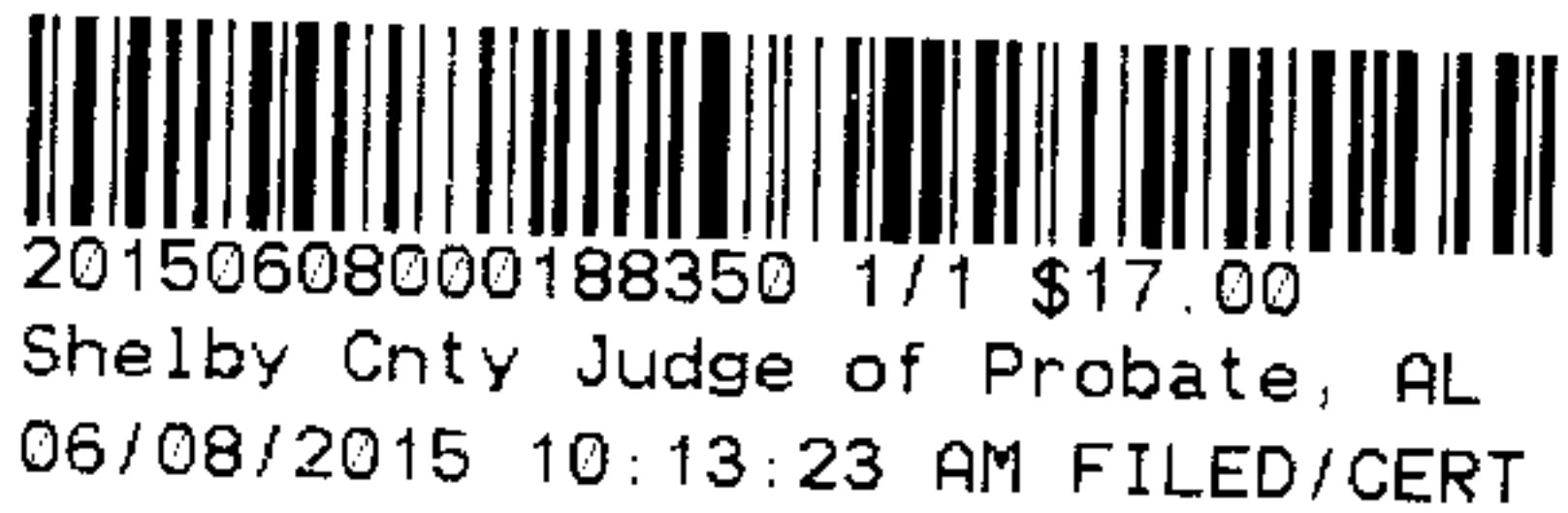


THIS INSTRUMENT PREPARED BY:  
MARK S. BOARDMAN, ESQ.  
BOARDMAN, CARR, BENNETT,  
WATKINS, HILL & GAMBLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
Eric Michael Dern  
324 Lake Chelsea Court  
Chelsea, AL 35043



STATE OF ALABAMA )

GENERAL WARRANTY DEED

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Twenty-Eight Thousand and 00/100 (\$28,000.00) DOLLARS, and other good and valuable consideration, set out in sales contract dated April 4, 2015, this day in hand paid to the undersigned GRANTOR, **Martha Pair Cox, a single individual** (hereinafter referred to as GRANTOR), whose address is 8500 Highway 51, Westover, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Eric Michael Dern, a single individual**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at the SW corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 00 deg. 00 min. 00 sec. East, a distance of 210.00 feet; thence South 89 deg. 23 min. 00 sec. East a distance of 55.80 feet; thence North 00 deg. 13 min. 17 sec. West a distance of 416.58 feet; thence North 00 deg. 14 min. 43 sec. West a distance of 199.85 feet to the point of beginning; thence continue along the last described course a distance of 199.84 feet; thence South 89 deg. 25 min. 58 sec. East a distance of 417.80 feet; thence South 00 deg. 02 min. 45 sec. West a distance of 200.22 feet; thence North 89 deg. 22 min. 46 sec. West a distance of 416.78 feet to the point of beginning. Being situated in Shelby County, Alabama.

Property Address: 10278 Highway 55, Westover, AL 35147

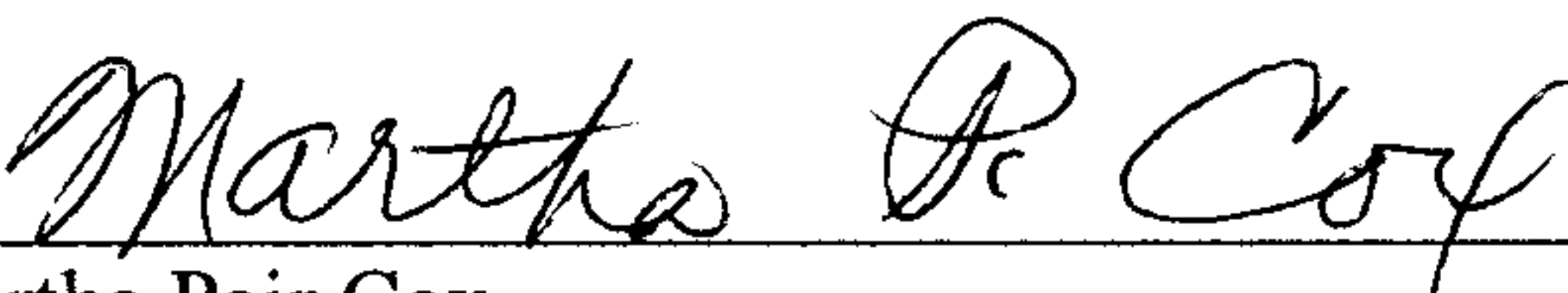
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$25,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 4th day of June, 2015.

  
Martha Pair Cox

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Martha Pair Cox, a single individual 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of June, 2015.

  
NOTARY PUBLIC  
My Commission Expires: 12/28/18

ED