

This Instrument was prepared by:  
Elizabeth A. Roland, P.C. ✓  
Elizabeth A. Roland, Attorney  
267 Village Parkway  
Helena, AL 35080

Send Tax Notice To  
Wendy B. Sfakianos  
141 Flagstone Lane  
Calera, AL 35040

**WARRANTY DEED**

(No survey examined and no title  
examination made by this attorney)

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

**KNOW ALL MEN BY THESE PRESENTS:** that, For and in consideration of the sum of One Hundred Eleven Thousand Two Hundred Ninety-Seven and no/100 (\$111,297.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Rodney D. Golden and wife, Brendalyn D. Golden, (herein referred to as Grantors), do hereby grant, bargain, sell, convey and warrant unto Wendy B. Sfakianos, an unmarried woman, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 149, according to the Survey of Camden Cove, Sector 3, as recorded in Map Book 28, Page 3 in the Probate Office of Shelby County, Alabama

This conveyance is subject to all restrictions, existing easements, covenants and rights of way of record.

Taxes for 2006 are not yet due or payable.

\$111,297.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

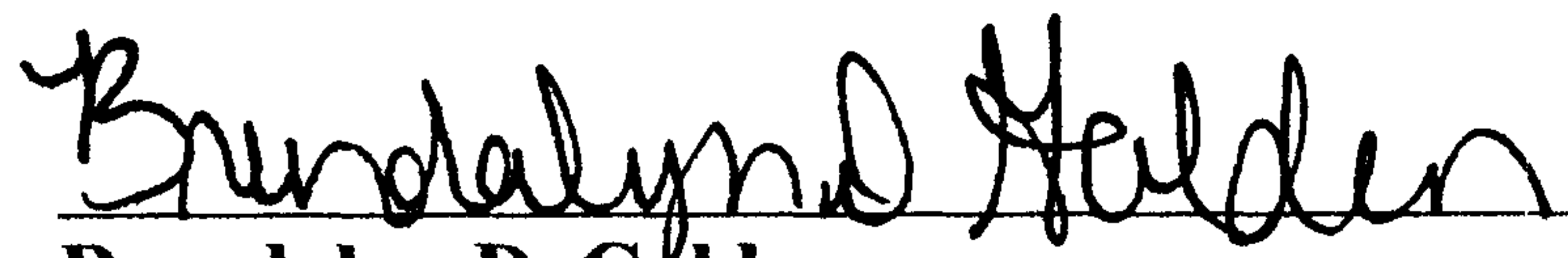
**TO HAVE AND TO HOLD** to the said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell

and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals as of this the 3<sup>rd</sup> day of February, 2006.

 (L.S.)  
Rodney D. Golden

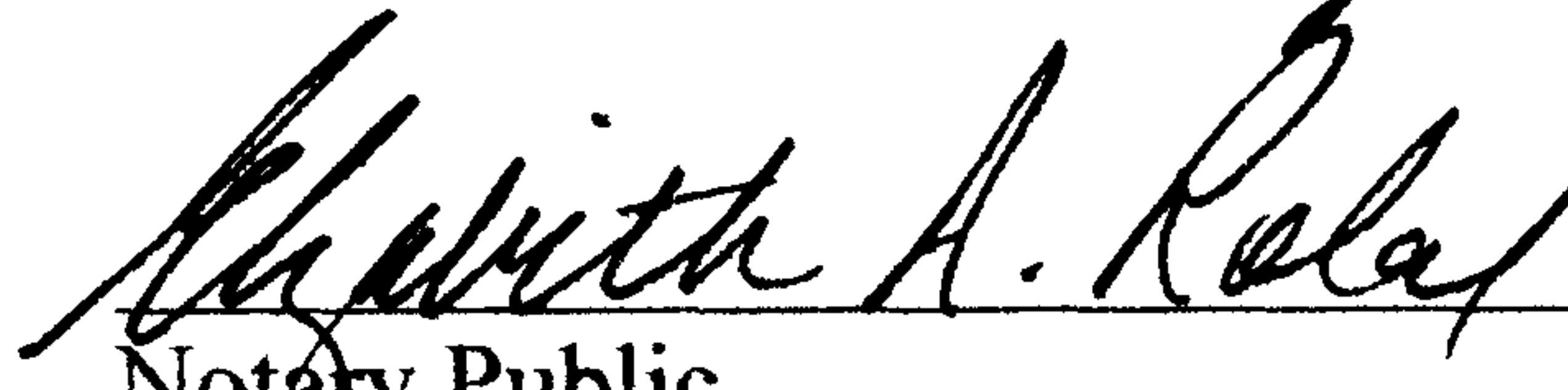
 (L.S.)  
Brendalyn D. Golden

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for State of Alabama at Large, hereby certify that **Rodney D. Golden and wife, Brendalyn D. Golden**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of February, 2006.

  
Notary Public