

20060706000323090 1/3 \$189.00  
Shelby Cnty Judge of Probate, AL  
07/06/2006 12:19:22PM FILED/CERT

FRS File No.: 477409

Customer File No.: 1464396

### WARRANTY DEED

THE STATE OF ALABAMA }  
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Seventy Two Thousand and no/100----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Roman J. Stalka and Jennifer Stalka, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto National Residential Nominee Services Inc. of 211 N. Broadway, Suite 2270 St. Louis, MO 63102

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of ~~Jackson~~ State of Alabama, to-wit:  
Shelby

See Exhibit A

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 156 Reach Way, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

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same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 3rd day of April, 2006.

Roman J. Stalka (Seal)  
Roman J. Stalka

Jennifer Stalka (Seal)  
Jennifer Stalka

THE STATE OF Alabama  
COUNTY OF Shelby }

  
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Roman J. Stalka, husband of Jennifer Stalka, 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 3rd day of April, 2006.

Synda J. Freeman (Seal)  
Notary Public

July 5, 2009  
My Commission Expires

THE STATE OF Alabama  
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jennifer Stalka, wife of Roman J. Stalka, 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, She executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 3rd day of April, 2006.

Synda J. Freeman (Seal)  
Notary Public

July 5, 2009  
My Commission Expires


This document prepared by: Tammy Harmon, Title Specialist, 211 N. Broadway, Suite 2270, St. Louis, MO 63102



Exhibit "A"

Lot 11, according to the map or survey of Amended Plat of Final Record Plat of Narrows Reach, as recorded in Map Book 27, Page 11 A & B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions, Restrictions, recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

  
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Shelby County, AL 07/06/2006  
State of Alabama  
Deed Tax: \$172.00

*Ref 403*  
**FIRST NATIONAL FINANCIAL TITLE SERVICES**  
OF ALABAMA, INC.  
1950 STONEGATE BLVD SUITE 150  
VESTAL, AL 35242  
PHONE (205) 933-8102 OR (800) 852-5960