

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred, Twenty two Thousand Dollars and no/100 Dollars (\$122,000.00) and other good and valuable consideration to the undersigned grantors, **NIKOLAS A. SAUNDERS and wife, MARGARET A. SAUNDERS** in hand paid by the grantee, **REBECCA L. WOOD** the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 272, according to the Survey of Wyndham, Wilkerson Sector, Phase III, as recorded in map Book 24, Page 66, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, reservations, rights, easements, rights of way, provisions, covenants, terms, conditions and building set back lines of record.

All of the consideration is paid by Purchase Money Mortgage(s) filed simultaneously.

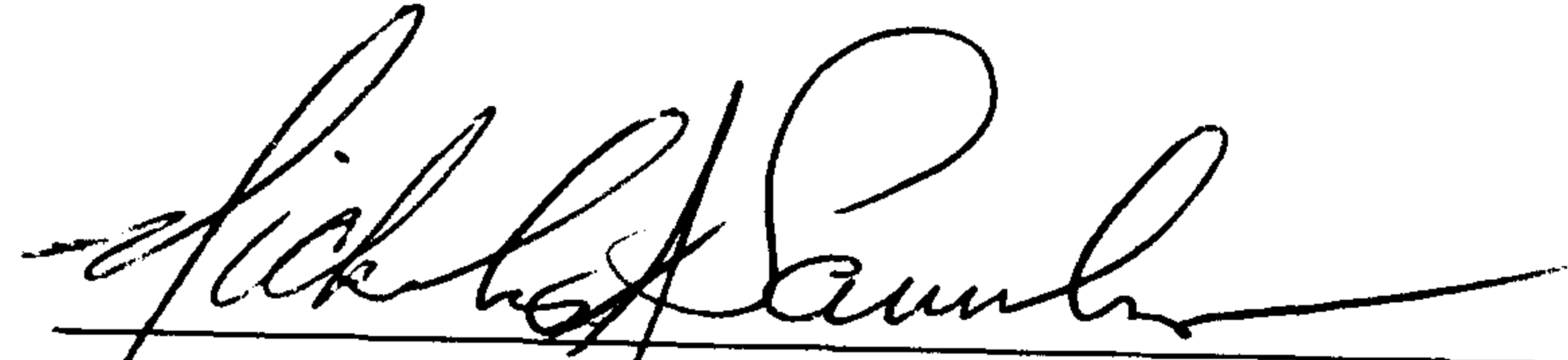
NIKOLAS A. SAUNDERS and NICKOLAS A. SAUNDERS is one and the same person.

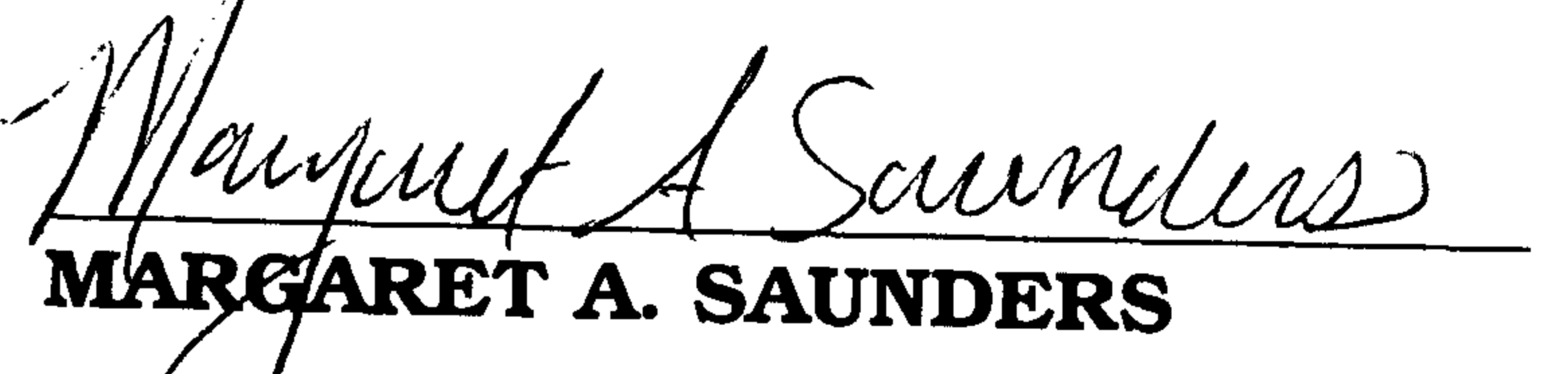
TO HAVE AND TO HOLD, to the said grantee, REBECCA L. WOOD and her assigns forever.

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 of 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 hand and seal, this the 27th day of September, 2006.

WITNESS:



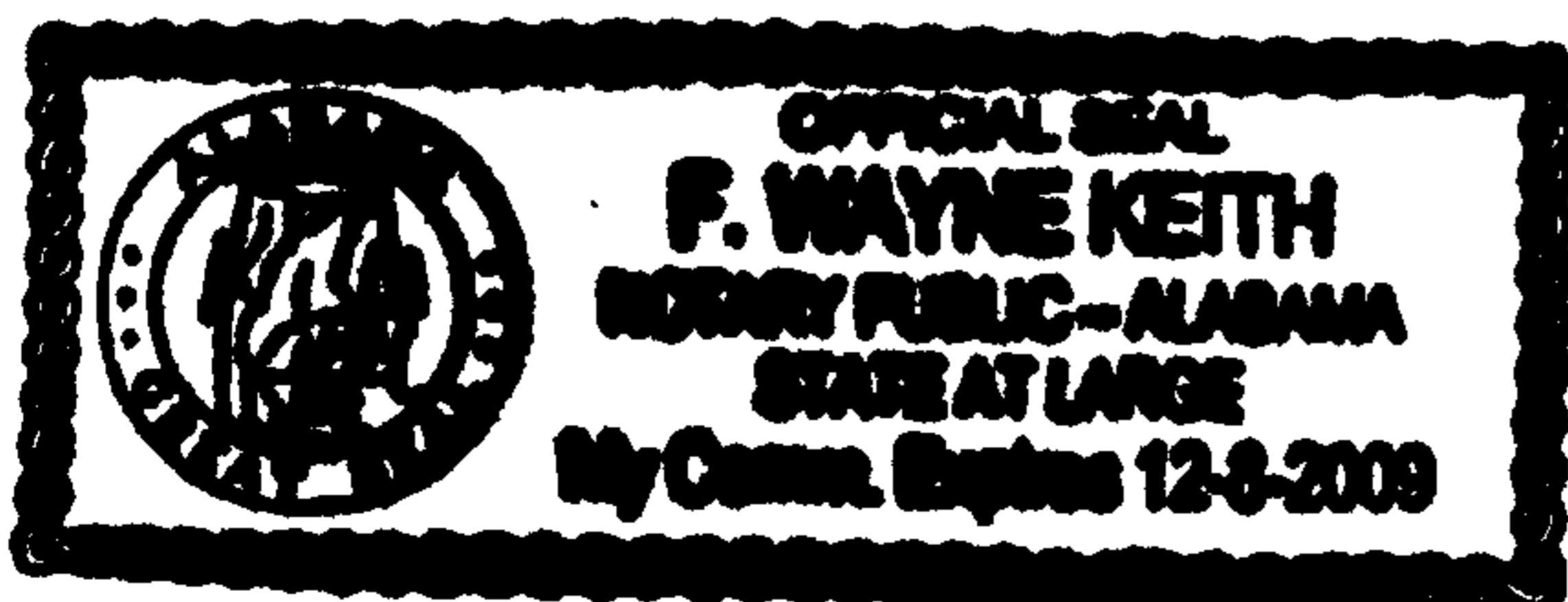
NIKOLAS A. SAUNDERS
aka NICKOLAS A. SAUNDERS


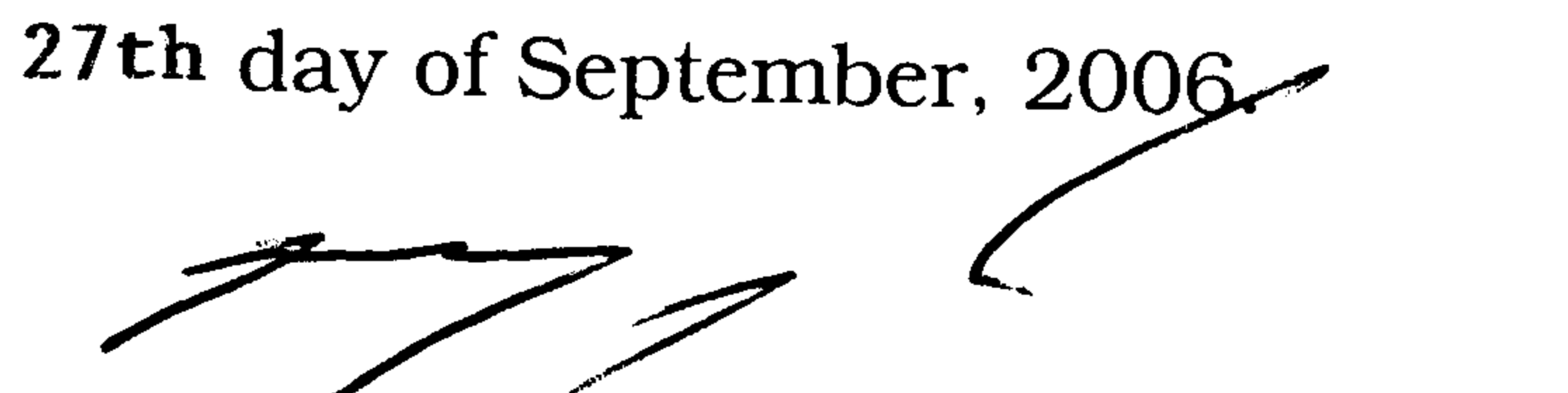
MARGARET A. SAUNDERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Nikolas A. Saunders, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, 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 27th day of September, 2006.





Notary Public

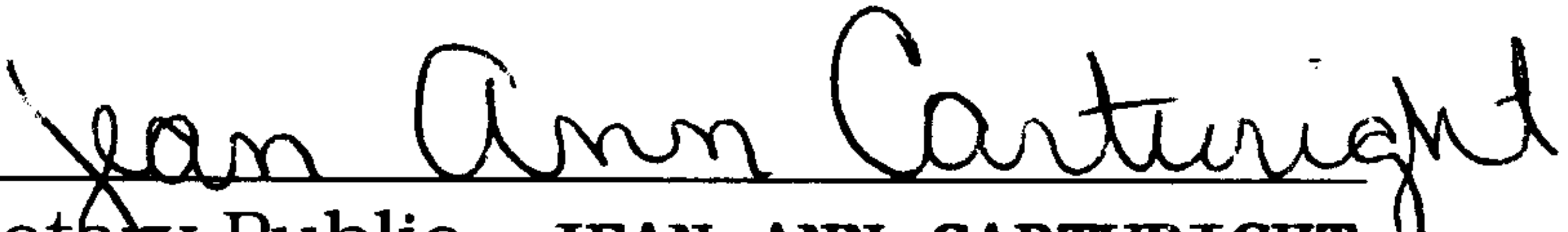
F. Wayne Keith

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Margaret A. Saunders, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, 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 25th day of September, 2006.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 14, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS


Notary Public JEAN ANN CARTWRIGHT

This Instrument was prepared by:
F. Wayne Keith, Attorney
160 Yeager Parkway, Suite 105
Pelham, Alabama 35124

Send Tax Notice to:
Rebecca A. Wood
1211 Wilkerson Circle
Helena, Alabama 35080


20061002000487150 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/02/2006 03:02:23PM FILED/CERT