

This instrument was prepared by:

Please Send Tax Notice to:

Stephen D. Keith  
 3500 Independence Drive  
 Birmingham, AL 35209

Rebecca M Pace  
 114 Paddington Station  
 Maylene, AL 35114

**WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Fifty Four Thousand and 00/100 Dollars (\$154,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we **Linard J Williams, unmarried, also known as Linard J Williams, Sr, and Lela Price, unmarried** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Rebecca M Pace** (hereinafter referred to as Grantee), together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 178, according to the Survey of Cedar Grove at Sterling Gate Sector 2, Phase 7, as recorded in Map Book 31, Page 147, in the Probate Office of Shelby County, Alabama.

\$152,793.00 of the purchase price being paid with a mortgage loan executed contemporaneously herewith.

Subject to:

1. Taxes for the year 2007 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantee, together with every contingent remainder and right of reversion

And Grantor does for himself, his heirs and assigns covenant with said Grantee, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns will warrant and defend the same to said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 27 Day of Nov, 2007.

*Linard J. Williams by Jeff Richardson*  
 Linard J Williams by his atty in fact

*Lela Price by Jeff Richardson*  
 Lela Price her atty in fact.

Shelby County, AL 12/03/2007  
 State of Alabama

Deed Tax: \$1.50

State of Alabama                    )  
   )  
 Shelby                   County        )

I, the undersigned, a Notary Public in and for said County, in said state hereby certify that Linard J Williams and Lela Price, whose names are signed to the foregoing conveyance, and who appeared before me by and through their attorney in fact, Jeff Richardson, who is known to me, acknowledged before me on this day, that being informed of the contents they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this 27 day of Nov, in the year 2007.

*[Signature]*  
 Notary Public  
 My Commission Expires: 3/21/2008

