

This instrument was prepared by:  
Mark E. Gualano. Attorney  
First Security Title, Inc.  
3000 Riverchase Galleria, Suite 920  
Birmingham, AL 35244

Send Tax Notice To: Sue McKinney  
294 Sunset Drive  
Harpersville, AL35078

File No. 8-16

WARRANTY DEED-

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

20080128000034570 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
01/28/2008 11:11:44AM FILED/CERT

That in consideration of **Sixty-Nine Thousand Dollars and Zero Cents (\$69,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **David Wallace, a married man**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Sue McKinney, a single woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Part of the SW ¼ of the NW ¼ of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the SW ¼ of NW ¼ of Section 27, Township 19 South, Range 2 East; thence proceed West along the South boundary of said ¼ - ¼ Section for a distance of 537.85 feet to the point of beginning of the land herein described, from this beginning point continue West along the South boundary of said ¼ - ¼ Section for a distance of 105 feet to a point; thence turn an angle of 90 degrees to the right and proceed North for a distance of 210 feet to a point; thence turn an angle of 90 degrees to the right and proceed East for a distance of 105 feet to a point; thence run an angle of 90 degrees to the right and proceed South for a distance of 210 feet to the Point of Beginning Except part that lies with in public road. Situated in Shelby County, Alabama.**

This instrument is subject to the following:

Ad Valorem taxes for the year 2008 and all following years, covenants, easements, reservations, right-of-ways, and restrictions at record.

\$69,000.00 of the consideration herein was derived from a Purchase Money Mortgage closed simultaneously herewith. The property being conveyed herein does not constitute the homestead of the grantor nor the grantor's spouse.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 14 day of JANUARY, 2008.

\_\_\_\_\_(SEAL) David Wallace by Mable O. Wallace (SEAL)  
David Wallace by Mable O. Wallace, his  
Attorney-in-Fact  
\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)

STATE OF ALABAMA

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General Acknowledgment

SHELBY COUNTY

I, BECKY EUBANKS, a Notary Public in and for the said County, in said State, hereby certify that **Mable O. Wallace**, whose name as **Attorney-in-Fact for David Wallace** 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, in her capacity as **Attorney-in-Fact**, and with full authority, executed the same voluntarily on the day the same bears date.  
Given under my hands and official seal this \_\_\_\_\_ day of JANUARY, 2008.

