


Send tax notice to:
ROBERT S. PETTIGREW, III
1160 YEAGER PARKWAY
PELHAM, ALABAMA 35124


20090930000370690 1/1 \$13.50
Shelby Cnty Judge of Probate, AL
09/30/2009 08:51:39 AM FILED/CERT

Shelby County, AL 09/30/2009
State of Alabama
Deed Tax : \$2.50

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **ONE HUNDRED TWENTY-SEVEN THOUSAND AND NO/100 \$127,000.00** and other valuable considerations to the undersigned GRANTOR (S), **NICOLE L BALLINGER NKA NICOLE L. ANACKER**, A MARRIED WOMAN (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **ROBERT S. PETTIGREW, III**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

LOT 57, ACCORDING TO THE SURVEY OF CALLOWAY COVE, PLAT NO. 1, AS RECORDED IN MAP BOOK 31, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$124,699.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

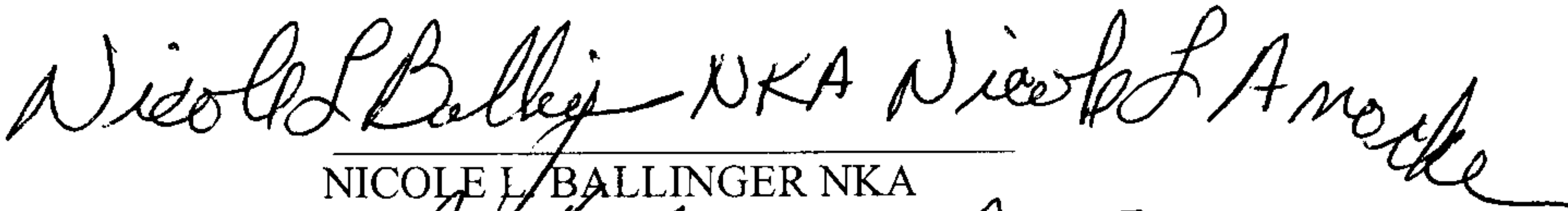
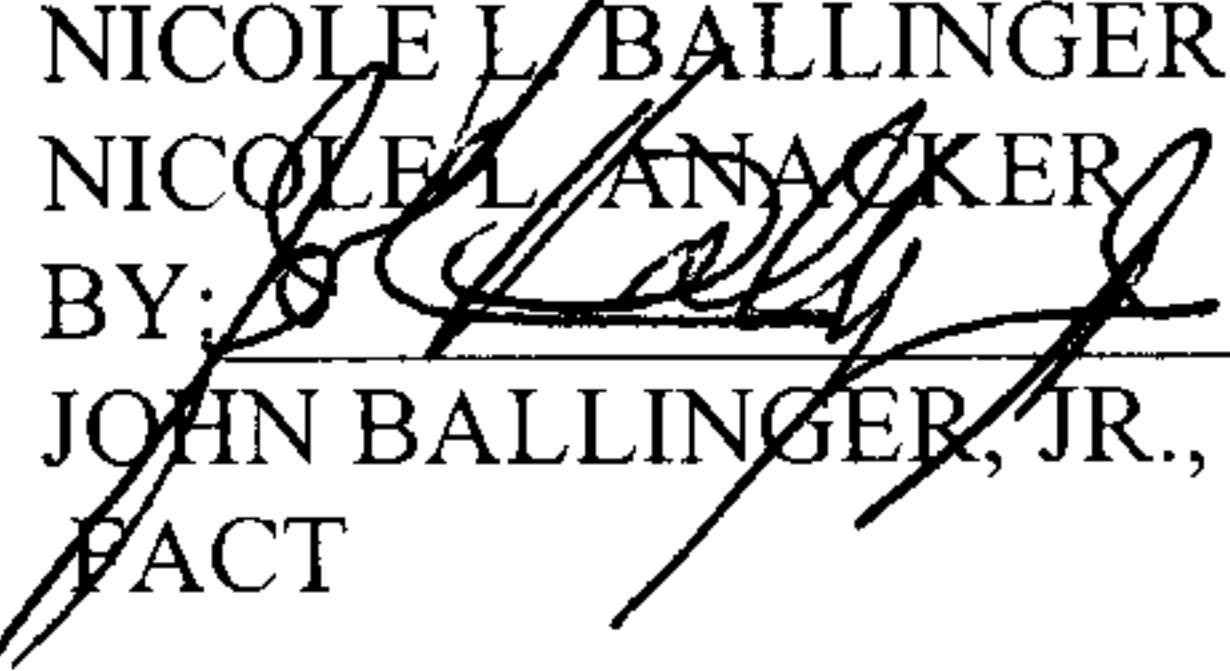
The subject property is not the homestead of the seller or her spouse.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

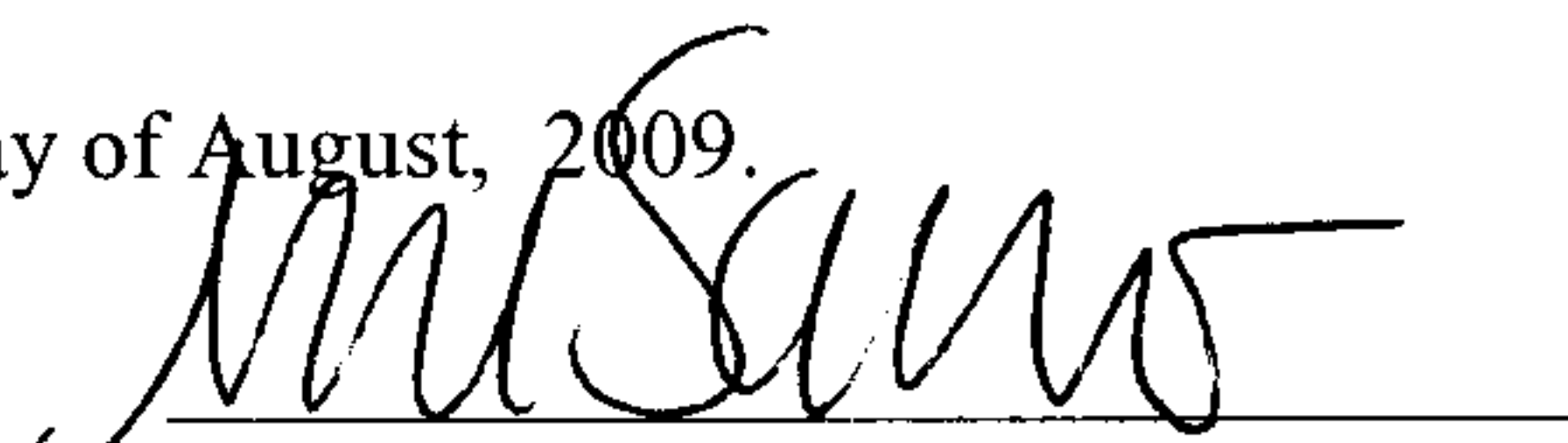
IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 31th day of August, 2009.


NICOLE L BALLINGER NKA
NICOLE L ANACKER
BY:  AIF
JOHN BALLINGER, JR., ATTORNEY-IN-FACT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Nicole L. Ballinger NKA Nicole L. Anacker, by John Ballinger, Jr., Attorney-in-Fact , is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity of Attorney-in-Fact for Nicole L. Ballinger NKA Nicole L. Anacker and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31th day of August, 2009.


NOTARY PUBLIC
exp. 11-22-09

MY COMMISSION EXPIRES:
THIS INSTRUMENT PREPARED BY:
NICOLE SAIA LAW OFFICE
41 WELDON DRIVE
CHELSEA, ALABAMA 35043