

This instrument prepared by:  
JAMES R. MONCUS, JR.  
Attorney at Law  
1318 Alford Avenue, Suite 102  
Birmingham, AL 35226

Send Tax Notice To:  
Leatha K. Trick  
4049 Water Willow Lane  
Birmingham, Alabama 35244

## WARRANTY DEED

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred Seventy-One Thousand Five Hundred and 00/100'S \*\*\* (\$371,500.00)** to the undersigned Grantor, (whether one or more) in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Gary C. Wallace and Gloria R. Wallace, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Leatha K. Trick** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 3017 according to the Survey of Riverchase Country Club 30th Addition as recorded in Map Book 13, Page 88 A & B in the Probate Office of Shelby County, Alabama.**

**Subject to all easements, restrictions and rights of way of record.**

**\$125,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.**

Inst # 1992-15161  
07/27/1992-15161  
03:11 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 253.00

**TO HAVE AND TO 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 said Grantee, his or her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s) this 17th day of July, 1992.

  
\_\_\_\_\_  
Gary C. Wallace

  
\_\_\_\_\_  
Gloria R. Wallace

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gary C. Wallace and Gloria R. Wallace, husband and wife** whose name(s) 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of July, 1992.

  
\_\_\_\_\_  
Notary Public  
My commission expires 02-23-96