

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Richard E. Wallace, Sr.  
Diane E. Wallace  
1021 Ashford Lane  
Birmingham, AL 35242

STATE OF ALABAMA)  
COUNTY OF SHELBY}

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Seventy-Five  
Thousand Dollars and No/100's-----(\$275,000.00) to the undersigned grantor or grantors in hand  
paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we JOSEPH F. MOLLEN, III and wife,  
ROSANNE M. MOLLEN, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto  
Richard E. Wallace, Sr. and Diane E. Wallace (herein referred to as GRANTEES)  
as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 1104, according to the Map of Brook Highland, 11th Sector, Phase I, an Eddleman  
Community, as recorded in Map Book 19, Page 68, in the Probate Office of Shelby  
County, Alabama.

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and  
restrictions, easements, building lines, and limitations of record.

\$ 189,000.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and  
assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is  
severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the  
entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and  
assigns of the grantees herein shall take as tenants in common.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and  
that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES,  
their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 19th day of  
September, 1997.

  
JOSEPH F. MOLLEN, III

  
ROSANNE M. MOLLEN

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1997-36800

11/10/1997-36800  
01:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HEL 97.00

Inst # 1997-36800

STATE OF Colorado  
Boulder COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOSEPH F. MOLLEN, III, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of September, 1997.

Lisa Gerdtts  
Notary Public

My Commission Expires: 1-28-2001

AFFIX SEAL

STATE OF Colorado  
Boulder COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROSANNE M. MOLLEN, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of September, 1997.

Lisa Gerdtts  
Notary Public

My Commission Expires: 1-28-2001

AFFIX SEAL

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