

THIS INSTRUMENT WAS PREPARED BY:

Mary Douglas Hawkins
CORRETTI, NEWSOM & HAWKINS
1804 7th Avenue North
Birmingham, AL 35203

Send Tax Notice to:

Steve A. Wallace
752 Heatherwood Drive
Birmingham, AL 35244


20030514000299640 Pg 1/2 69.00
Shelby Cnty Judge of Probate, AL
05/14/2003 09:20:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

55,000

THAT in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS and other good and valuable consideration, in hand paid by the GRANTEES herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **Wallace Home Gallery, Inc., an Alabama corporation** (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto **Steve A. Wallace and wife, E. Kay Wallace** (hereinafter referred to as Grantees), as joint tenants with right of survivorship, the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 3, according to the survey of Heatherwood, Sector 1, as recorded in Map Book 8, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2003.
2. Restrictions or Covenants recorded in Instrument #20030411000221760, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easements, setback lines, restrictions and encumbrances of record, if any.

TO HAVE AND TO HOLD the above described property, together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantees, as joint tenants, with right of survivorship, their heirs, personal representatives 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.

The Grantor hereby covenants and agrees with Grantees, their heirs, personal representatives and assigns, that the Grantor and its successors and assigns will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Wallace Home Gallery, Inc. has caused its duly authorized officer to execute this instrument on this the 12th day of May, 2003.

WALLACE HOME GALLERY, INC.,
an Alabama corporation

By:  (SEAL)
Steve Wallace
Its: President

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

20030514000299640 Pg 2/2 69.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public in and for said County, hereby certify that Steve Wallace, whose name as President of Wallace Home Gallery, Inc., 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, as such officer and with full authority, executed the same voluntarily as and for the act of said corporation.

Given under my hand and official seal this 12 day of May, 2003.

Rebecca Threlkeld
NOTARY PUBLIC
My commission expires: 3/9/2004