

THIS INSTRUMENT WAS PREPARED BY:

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Send Tax Notice To:

Wallace Home Gallery, Inc.
Attention: Steve Wallace
704 Heatherwood Drive
Birmingham, AL 35244

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of FORTY SEVEN THOUSAND and No/100 (\$47,000.00) DOLLARS in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **James A. Likis, an unmarried man** (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto **Wallace Home Gallery, Inc., an Alabama corporation** (hereinafter referred to as Grantee), all of Grantor's interest in and to the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 68, according to the Survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, Page 65, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2004.
2. Building setback line of 35 feet reserved from Meadowbrook Road, as shown by recorded plat.
3. Easements as shown by recorded plat, including 10 feet on the Easterly, Southerly and Southwesterly sides of hte land.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 21, Page 742 and Misc. Book 25, Page 825, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 146, Page 391, in said Probate Office.
6. Rights of Ways granted to Alabama Power Company by instruments recorded in Deed Book 313, Page 862 ; Deed Book 313, Page 864 ; and Deed Book 313, Page 872, in said Probate Office.
7. Easement to Alabama Power Company as shown by instrument recorded in Misc. Book 48, Page 880, in said Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 32, Page 48, in said Probate Office.
9. Restrictions, limitations, conditions and other provisions as set out in Map Book 7, Page 65, in said Probate Office.

Grantor, James A. Likis, is the surviving grantee named in that certain deed recorded in book 354, Page 935, in said Probate Office ; the other grantee named therein, Doris E Likis, having died on or about the 3rd day of Sept., 2002

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor and his, heirs, personal representatives 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, the undersigned has hereunto set his hand and seal this 29th day of April, 2004.

James A. Likis (SEAL)
JAMES A. LIKIS

THE STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that James A. Likis, 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 29th day of April, 2004.

Regina D. McGuire
NOTARY PUBLIC
My commission expires: 2/17/2008

