

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

FRANK L. NELSON

MICHAEL J. SAVAGE

389 Shades Crest Road
Birmingham, AL 35226

RHONDA G. SAVAGE
107 Southern Hills Parkway
Calera, AL 35040

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP



20040805000437830 Pg 1/2 47.00
Shelby Cnty Judge of Probate, AL
08/05/2004 09:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that for and in
consideration of

--ONE HUNDRED SIXTY-FIVE THOUSAND AND NO/100'S-----

DOLLARS

(\$ 165,000.00) to the undersigned GRANTORS in hand paid by
the GRANTEES herein, the receipt whereof is hereby acknowledged,
I/We, JOSEPH BRADLEY WALLACE AND WIFE, CHRISTY SMITH WALLACE

Hereinafter referred to as Grantor(s), whether one or more), do
by these presents, grant, bargain, sell and convey unto
MICHAEL J. SAVAGE AND WIFE, RHONDA G. SAVAGE

hereinafter referred to as GRANTEES 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 SHELBY COUNTY, Alabama, to-wit:

Lot 3, according to the Map of Southern Hills, Sector 4, as recorded in
Map Book 15, Page 72, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

\$ 132,000.00 of the consideration stated herinabove was paid
from the proceeds of a mortgage filed simultaneously herewith.

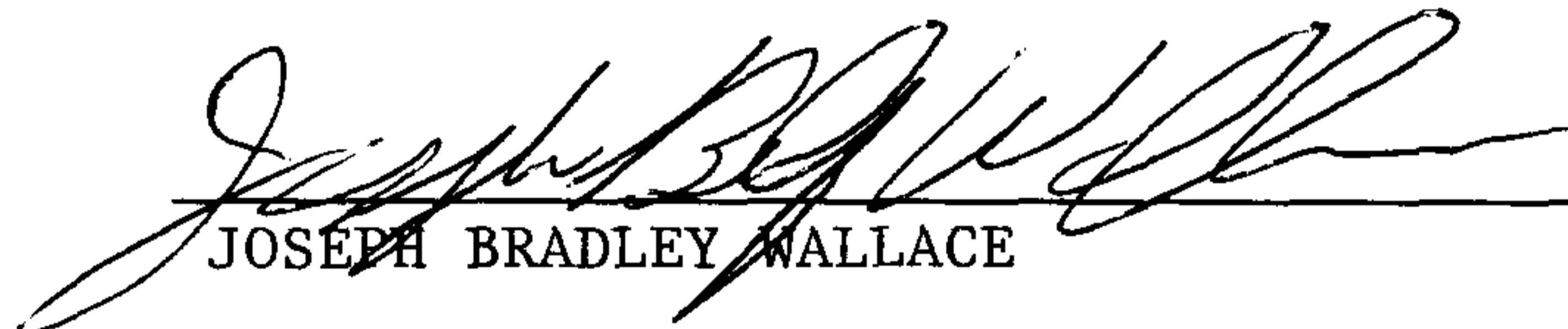
Parcel ID 28-3-05-001-028.015


Subject to: Ad valorem taxes, due 10-1-04, and not yet
delinquent.
Easements, restrictions and rights of way of
record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

20040805000437830 Pg 2/2 47.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, I have hereunto set my hand and seal
this the 30th day of July, 2004.


JOSEPH BRADLEY WALLACE


CHRISTY SMITH WALLACE

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOSEPH BRADLEY WALLACE AND WIFE, CHRISTY SMITH WALLACE, 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/they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 30th
day of July, 2004.


Notary Public Margaret McRee

My Commission Expires: 2-5-07

