

Send tax notice to:
Kimberly J. Nelson Mattiace
11 Deer Springs Circle
Pelham, AL 35124

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eight Thousand Five Hundred and 00/100 Dollars (\$108,500.00) in hand paid to the undersigned Nathan E. Waltz and spouse, Sarah D. Waltz, wife and husband (hereinafter referred to as Grantors") by Kimberly J. Nelson Mattiace, Merle L. Nelson and Daniel S. Mattiace (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Map and Survey of Deer Springs Estates, Third Addition, as recorded in Map Book 6, Page 5, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OR THE EXERCISE OF SUCH RIGHTS AS RECORDED IN VOLUME 33, PAGE 198.

EASEMENT TO PLANTATION PIPELINE COMPANY AS RECORDED IN VOLUME 112, PAGE 219.

RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN VOLUME 127, PAGE 399.

EASEMENT TO STATE HIGHWAY DEPT. AS RECORDED IN VOLUME 183, PAGE 306.

SARAH D. WALTZ IS ONE AND THE SAME PERSON AS SARAH A. DOMIT.

\$106,778.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Nathan E. Waltz and Sarah A. Domit, wife and husband hereunto set their signature(s) and seal(s) on October 29, 2004.

X Nathan E. Waltz
Nathan E. Waltz

X Sarah D. Waltz
Sarah D. Waltz

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nathan E. Waltz and Sarah D. Waltz, wife and husband, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of Oct, 2004.

(NOTARIAL SEAL)

Notary Public

Print Name:

Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 6, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS