


No title search has been performed in connection with the following conveyance and no opinion as to title has been rendered. Additionally, no recent survey of the property conveyed has been ordered and no opinion as to matters which an accurate survey would reveal has been rendered. Legal description furnished by Grantee.

Send Tax Notice To:
Carol Lynn Wallace
154 Highland View Drive
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED


20050106000006610 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
01/06/2005 10:12:00 FILED/CERTIFIED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

TENTHOUSAND \$10,000 ONLY

That in consideration of One and no/100 Dollar (\$1.00) and other consideration * to the undersigned **William D. Wallace, a single man** (hereinafter referred to as GRANTOR), in hand paid by **Carol Lynn Wallace, a single woman** (hereinafter referred to as GRANTEE), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE, the following described real estate located at 154 Highland View Drive, Birmingham, Alabama, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description of property.

SUBJECT TO:

- 1. Ad valorem taxes for the year 2004 and subsequent years.
- 2. All mortgages, liens, rights-of-way, encumbrances, covenants and restrictions of record.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And said GRANTOR do for himself, his heirs, administrators, successors and assigns, covenant with said GRANTEE, her heirs, administrators, successors and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs, administrators, successors and assigns forever, against the lawful claims of all persons.

*The other good and valuable consideration is pursuant to **Paragraph One (1) of the Memorandum Agreement entered on November 1, 2003** under case number **DR-2004000004-JMJ** in the Circuit Court of Shelby County, Alabama. *2004 ses*

IN WITNESS WHEREOF, the said GRANTOR has hereto set his signature, this the 5th day of November, 2004.

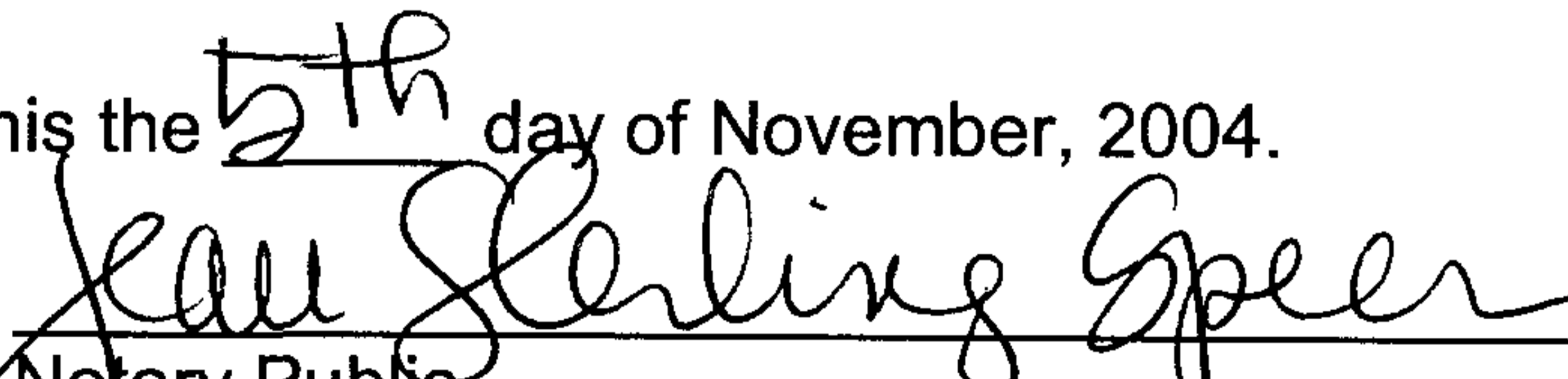

WILLIAM DANIEL WALLACE

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, Jean Sterling Speer, the undersigned, a Notary Public in and for said County in said State, hereby certify that William Daniel Wallace, a single man, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of November, 2004.

[notary seal]


Notary Public
My Commission Expires: 11-13-2005

WDW 

Exhibit "A"

2005010600006610 Pg 2/2 24.00
Shelby Cnty Judge of Probate, AL
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**154 Highland View Drive
Birmingham, Alabama 35242**

Lot 412, according to the Survey of Highland Lakes, 4th Sector, Phase I, as recorded in Map Book 19, Page 79 A & B, in the Probate Office of Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 4th Sector, recorded as Instrument No. 1995-1906 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). *W.D.W.*

WDW *W.D.W.*