

SEND TAX NOTICE TO:

Janet A. Mardick 3608 Wyngate Lane Birmingham, Alabama 35242

STATE OF ALABAMA)
SHELBY COUNTY	`

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 26 day of April, 2005, by KENNETH JOHN MARDICK and JANET A. MARDICK, husband and wife, (hereinafter referred to as the "Grantors"), to JANET A. MARDICK (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in February, 1993, the real property described herein was conveyed by warranty deed which was recorded in the Office of the Judge of Probate of Shelby County, Alabama at Instrument # 1993-04308 by Wedgworth Construction Company, Inc. to Grantors, to have and to hold said real property as joint tenants with right of survivorship; and

WHEREAS, the Grantors desire through this conveyance to transfer the real property described herein into the sole name of Grantee.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee, JANET A. MARDICK, a married woman, their interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, Block 4, according to the Map of Wyngate, First Sector, as recorded in Map Book 11, Page 13, and amended in Map Book 11, Page 81, and further amended in Map Book 12, Page 1, in the Probate Office of Shelby County Alabama;

TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

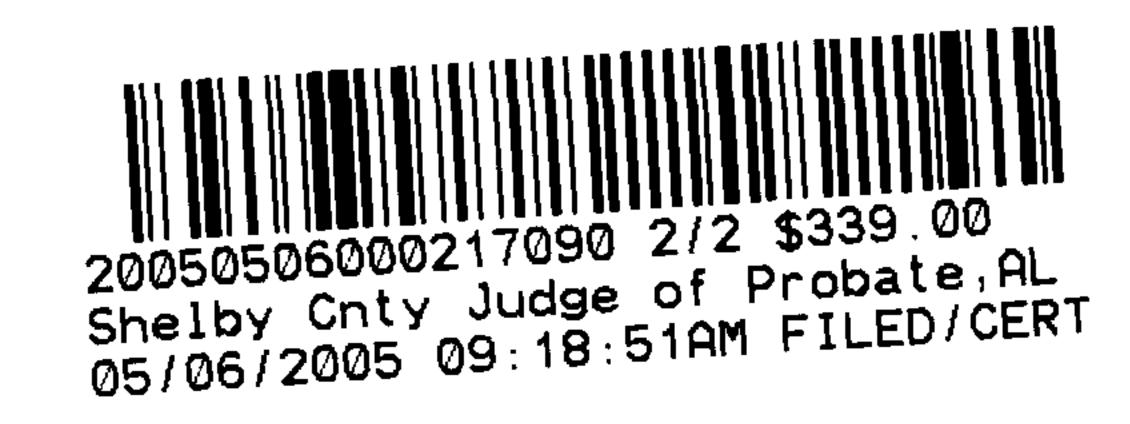
This conveyance is subject to the following:

- 1. Ad valorem taxes for tax year 2005 and subsequent years;
- 2. Mining and mineral rights; and
- 3. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record.

TO HAVE AND TO HOLD unto the said Grantee, and to her heirs, executors administrators and assigns forever.

And said Grantors hereby covenant and agree with said Grantee, her heirs, executors, administrators and assigns, that they will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantors, but not otherwise.

The parties intend by the execution of this conveyance to vest title in and to the Subject Property in Grantee, JANET A. MARDICK.



April, 2005.	7 M. M. 1.1
	KENNETH JOHN MARDICK
	JANET A. MARDICK
STATE OF ALABAMA)	
Shelley COUNTY)	
KENNETH JOHN MARDICK, whose nam	for said County in said State, hereby certify that e is signed to the foregoing Statutory Warranty before me on this day that, being informed of the untarily on the day the same bears date.
Given under my hand and official seal th	My Commission Expires: Notary Public Underwriters Motary Public Notary Public State of Alabama at Large My Commission Expires: Oct 17, 2007
STATE OF ALABAMA)	
Shelley COUNTY)	
JANET A. MARDICK, whose name is signe	I for said County in said State, hereby certify that ed to the foregoing Statutory Warranty Deed, and on this day that, being informed of the contents of the day the same bears date.
Given under my hand and official seal th	his the 29% day of April, 2005.
	Notary Public Notary Public Notary Public State of Alabama at Large My Commission Expires My Commission Expires Notary Public State of Alabama at Large My Commission Expires Notary Public State of Alabama at Large My Commission Expires Notary Public State of Alabama at Large My Commission Expires Notary Public State of Alabama at Large My Commission Expires Notary Public State of Alabama at Large My Commission Expires Notary Public State of Alabama at Large My Commission Expires Notary Public State of Alabama at Large My Commission Expires Notary Public State of Alabama at Large My Commission Expires Notary Public State of Alabama at Large My Commission Expires Notary Public State of Alabama at Large My Commission Expires Notary Public State of Alabama at Large My Commission Expires Notary Public State of Alabama at Large Notary Public State of Alabama at Lar
	Shelby County, AL 05/06/2005 State of Alabama
	State of Sta

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of

THIS INSTRUMENT PREPARED (WITHOUT THE BENEFIT OF A TITLE SEARCH) BY:

Richard A. Pizitz
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
420 North 20th Street
1600 SouthTrust Tower
Birmingham, Alabama 35203