

This instrument was prepared by: David P. Condon, P. C. 300 Union Hill Drive Ste 200 Birmingham, AL 35209

Send tax notice to: Richard Williams 77 Burnham Street Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)	
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SHELBY COUNTY)	KNOW ALL MEN BY THESE PRESENTS

That in consideration of Three Hundred Five Thousand and 00/100 Dollars (\$305,000.00) to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Larry W. Salter and his wife, Karen M. Salter

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Richard Williams

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 11-13 A, Block 11, according to the Survey Cottage Lots Resurvey of Mt Laurel-Phase II, as recorded in Map Book 30, page 123, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

\$244,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

\$30,500.00 of the proceeds come from a second mortgage recorded simultaneously herewith

- Subject to: (1) 2005 ad valorem taxes not yet due and payable;
 - all mineral and mining rights not owned by the Grantors; and **(2)**
 - all easements, rights-of-way, restrictions, covenants and encumbrances (3) of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

(Seal)

IN WITNESS WHEREOF, we have set our hands and seals, this 19th day of May, 2005.

Larry W. Salter

Karen M. Salter

STATE OF ALABAMA

Shelby County, AL 05/27/2005

Seal)

State of Alabama

JEFFERSON COUNTY)

Deed Tax: \$30.50

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Larry W. Salter and Karen M. Salter whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of May, 2005.

Notary Public: David P. Condon: My Commission Expires: 2-12-06