FRS File No.: 408957 1231162

20060117000023560 1/3 $38.00
Shelby Cnty Judge of Probate, AL
01/17/2006 10:15:04AM FILED/CERT

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 ($100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, National Residential Nominee Services Inc., a corporation (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
PAUL MARTY LEBLANC AND TANSY K. LEBLANC, HUSBAND AND WIFE

(herein referred to as GRANTEE), THEIR heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 31, according to the Survey of Valdawood, as recorded in Map Book 8, page 6, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 2348 Lakeside Drive, Birmingham, AL 35244, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, THEIR heirs and assigns, forever.

a PURCHASE MONEY MORTGAGE IN THE AMOUNTS OF 184,000 AND 25,000 IS FILED HEREWITH. A PURCHASE PRICE OF 230,000.

AND GRANTOR does covenant with the said GRANTEE, THEIR heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, THEIR heirs and assigns, and that it will warrant and defend the premises to the said GRANTEE, THEIR heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, National Residential Nominee Services Inc., a corporation, has caused this instrument to be executed in its name and on its behalf by CYNTHIA A WOMACK as its VICE PRESIDENT, on this 27 day of APRIL 2005, .

Shelby County, AL 01/17/2006
State of Alabama

Deed Tax:$21.00

mtg. $184,000.00 + $25,000.00

National Residential Nominee Services Inc.

By: Cynthia A Womack

Printed Name: Cynthia A. Womack

Title: Vice President

WP Corp

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THE STATE OF MISSOURI
COUNTY OF ST. LOUIS CITY }

I, Tammy S. Harmon, a Notary Public in and for said County and State, do hereby certify that Cynthia A. Womack, whose name as Vice President of National Residential Nominee Services Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 27 day of April, 2005.

(Notarial Stamp or Seal)

TAMMY S. HARMON
Notary Public - Notary Seal
STATE OF MISSOURI
ST. LOUIS CITY
MY COMMISSION EXP. APR. 29, 2006

Tammy S. Harmon
Notary Public
My commission expires: April 29, 2006

This document prepared by: Tammy Harmon, Title Specialist, 211 N. Broadway, Suite 2270, St. Louis, MO 63102

20060117000023560 3/3 $38.00
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EXHIBIT A

LOT 31, ACCORDING TO THE SURVEY OF VALDAWOOD, AS RECORDED IN MAP BOOK 8, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.