20060228000095480 1/1 $53.00
Shelby Cnty Judge of Probate,AL
02/28/2006 02:38:37PM FILED/CERT

This instrument was prepared by:
(Name) Larry L. Halcomb, Attorney
(Address) 3512 Old Montgomery Hwy, Ste. 219
Birmingham, AL 35209

Send Tax Notice To: Deborah Bickford McDonald
name
907 Chestnut Oaks Circle
address
Birmingham, AL 35244

WARRANTY DEED-

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED TEN THOUSAND TWO HUNDRED AND NO/100 DOLLARS (210,200.00)**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Bryan A. Chace, Jr. and Janice Chace Wolsoncroft, as Personal Representatives of the Estate of Ruth B. Chace, Case #PR-2005-000637**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Deborah Bickford McDonald**

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 46, according to the Survey of The Fairways at Riverchase, as recorded in Map Book 13, page 18, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 2006.

Subject to restrictions; easements; and, right of way to South Central Bell, of record.

$ 168,160.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 02/28/2006
State of Alabama

Deed Tax:$42.00

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 23rd day of February, 2006

Estate of Ruth B. Chace, Deceased

By: _____ (Seal)
Bryan A. Chace, Jr., Personal Representative

By: _____ (Seal)
Janice Chace Wolsoncroft,
Personal Representative

_____ (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY } General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that Bryan A. Chace, Jr. and Janice Chace Wolsoncroft whose name(s) 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 hands and official seal this 23rd day of February A.D., 2006

Larry L. Halcomb Notary Public

*in their capacity as Personal Representatives of the Estate of Ruth B. Chace, #2005-000637

My Commission Expires: 1/23/10

DCAL01W