6-108

20060621000298430 1/1 \$76.50 Shelby Cnty Judge of Probate, AL 06/21/2006 02:33:05PM FILED/CERT

SEND TAX NOTICE TO:

Shannon L. Williamson 3004 Oak Meadows Circle Birmingham, AL 35242

This instrument was prepared by: Charles E. Davis, Jr.

Charles E. Davis, Jr.
400 Vestavia Office Park, Suite 101
Birmingham, Alabama 35216

WARRANTY DEED

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

That in consideration of THREE HUNDRED TWENTY-SEVEN THOUSAND' and No/100's (\$327,000.00) DOLLARS to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Jason Wallace and wife, Heather Wallace (hereinafter grantors), do grant, bargain, sell and convey unto Shannon L. Williamson, (hereinafter GRANTEE), all of our right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA:

Lot 7, according to the Survey of Oak Meadows, 1st Sector, as recorded in Map Book 20, page 71, in the Probate Office of Shelby County, Alabama.

\$261,600.00 of the above referenced consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her heirs and assigns, forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is 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 the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th day of May, 2006.

Jason Wallace by his attorney-in-fact, Heather Wallace
Heather Wallace

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jason Wallace by his attorney-in-fact**, **Heather Wallace and Heather Wallace**, 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, 2006.

Notary Public

Commission Expires