

Shelby County, AL 07/07/2006 State of Alabama

Deed Tax: \$14.00

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire #17 Office Park Circle Birmingham, Alabama 35223

STATE OF ALABAMA)

Send Tax Notice To:

Donna Michelle Callaway 171 Gardenside Drive Alabaster, AL 35007

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED THIRTY SIX THOUSAND AND NO/100 DOLLARS (\$136,000.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Melissa A. Kelley and husband, James W. Kelley (herein referred to as Grantors) do grant, bargain, sell and convey unto Donna Michelle Callaway (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 44, according to the Survey of Grande View Garden & Townhomes, First Addition, as recorded in Map Book 26, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama.

\$122,400.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, 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 my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 28th day of June, 2006.

6

James W. Kelley

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Melissa A. Kelley and husband, James W. Kelley, 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 the 28th day of June, 2006.

Notary Public

My Commission Expires 11/20/08