

FRS File No.: 481014

Customer File No.: 200605779

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Jefferson }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Fifty Eight Thousand Eight Hundred and no/100----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Rosemary Colvin, a single person, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto National Residential Nominee Services Inc. of 16000 Dallas Parkway, 4th Floor Dallas, TX 75248

(herein referred to as GRANTEE), theirs and assigns,

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

Lot 15, according to the map or survey of Valley Forge, as recorded in Map Book 6, Page 60, 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 916 Independence Drive, Alabaster, AL 35007, 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.

B229/3


AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR 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, GRANTOR has caused this instrument to be executed on this 18th day of May, 2006.

Rosemary Colvin (Seal)
Rosemary Colvin

____ (Seal)

THE STATE OF Alabama }
COUNTY OF Jefferson


20060802000370700 2/2 \$173.00
Shelby Cnty Judge of Probate, AL
08/02/2006 08:40:01AM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rosemary Colvin UNMARRIED (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 18th day of May, 2006.

Phylliss L. Sledge (Seal)
Notary Public

10-17-2007
My Commission Expires

THE STATE OF _____ }
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____ (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

Shelby County, AL 08/02/2006
State of Alabama

GIVEN under my hand and seal this the _____ day of _____ Deed Tax: \$159.00

____ (Seal)
Notary Public

My Commission Expires

This document prepared by: Terry Chandler, Title Specialist, 16000 Dallas Parkway, Suite 400, Dallas, TX 75248

Return to:

FIRST NATIONAL FINANCIAL TITLE SERVICES
OF ALABAMA, INC.
1950 STONEGATE DRIVE, SUITE 150
VESTAVIA H'LLS, AL 35242
PHONE (205) 938-8102 OR (800) 852-5960