

**WARRANTY DEED**

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
James W. Austin  
1104 Eagle Drive  
Maylene, Alabama 35114

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred nineteen thousand five hundred and no/100 (\$119,500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Denise D. Schneider, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James W. Austin** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama, to-wit:**

**Lot 135, according to the Survey of Corsentino's Addition to Eagle Wood Estates, Fourth Sector, First Phase, as recorded in Map Book 8, page 17, in the Probate Office of Shelby County, Alabama.**

Denise D. Schneider and Denise D. Wright are one and the same person.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantor.

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

\$95,600.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

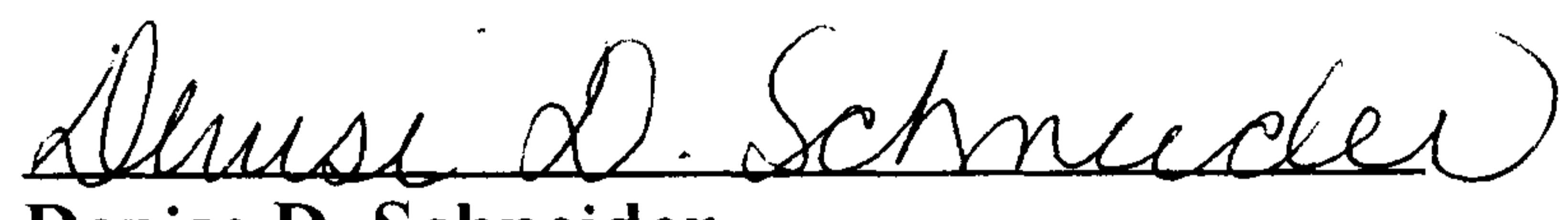
\$23,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 27<sup>th</sup> day of October, 2006.

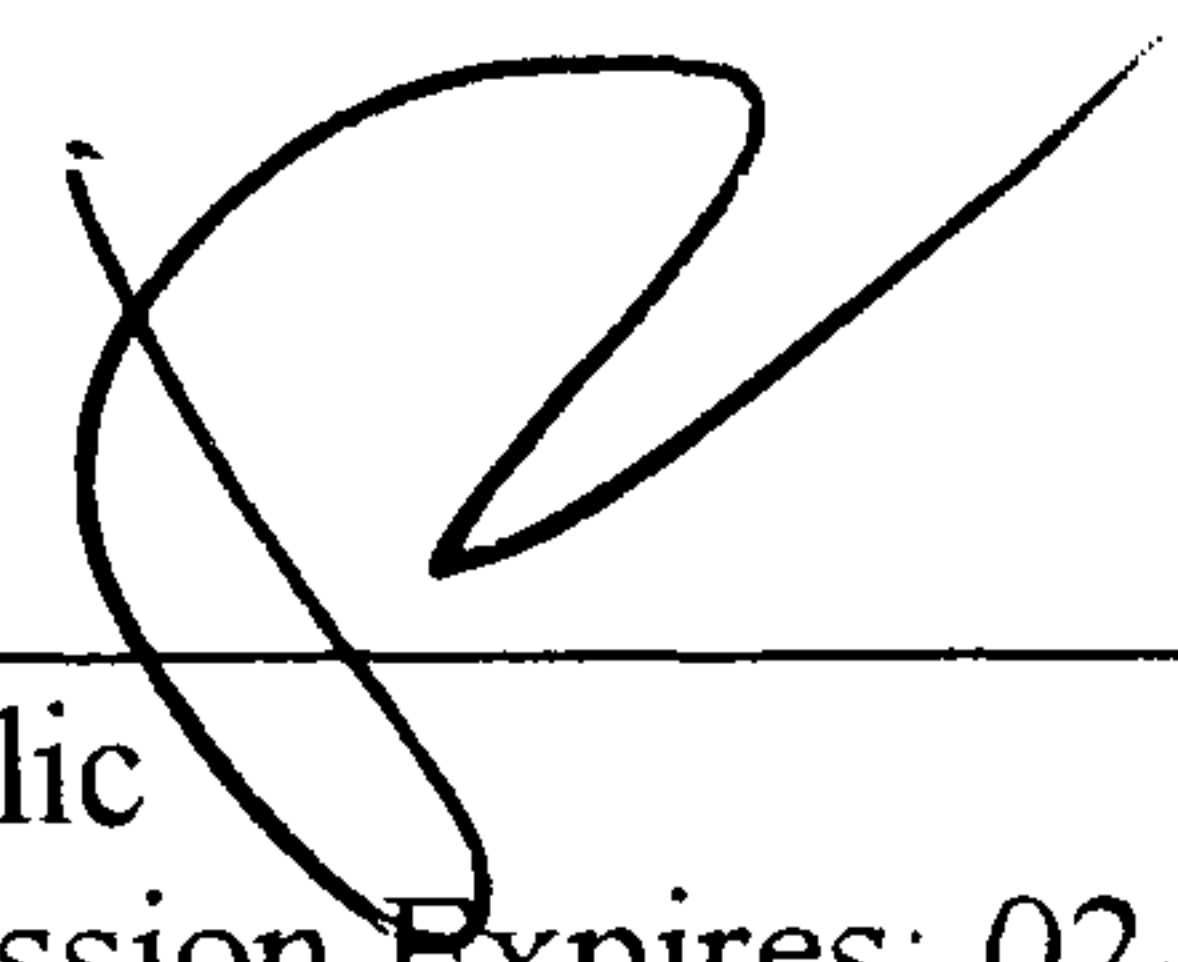
\_\_\_\_\_

  
Denise D. Schneider

**STATE OF ALABAMA  
COUNTY OF SHELBY** \_\_\_\_\_

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Denise D. Schneider, a married woman** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27<sup>th</sup> day of October, 2006.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02-25-09

**B. CHRISTOPHER BATTLES**  
Notary Public - Alabama, State At Large  
My Commission Expires 2 / 25 / 2009