SEND TAX NOTICE TO: Peter Scarmoutsos 135 Belvedere Drive Birmingham, AL 35242

> Shelby Cnty Judge of Probate, AL 12/01/2006 01:22:43PM FILED/CERT

Shelby County, AL 12/01/2006 State of Alabama

Deed Tax:\$106.00

THIS INSTRUMENT PREPARED BY:

Shannon E. Price, Esquire P. O. Box 19144 Birmingham, AL 35219

WARRANTY DEED

STATE OF Alabama

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ---TEN AND NO/100'S DOLLARS-----(\$10.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, TONIA POLLARD, AN UNMARRIED WOMAN (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto PETER SCARMOUTSOS, AN UNMARRIED MAN (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 49, ACCORDING TO THE SURVEY OF VILLA'S BELVEDERE AS RECORDED IN MAP BOOK 29, PAGE 27 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA

Subject to: Taxes, easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. Mineral and mining rights, if any.

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this . (Seal) (Seal) Tonia Pollard (Seal) (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tonia Pollard, an unmarried woman, whose names 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 has executed the same voluntarily on the day the same bears date.

| Given under my hand and offi | cial seal this day of, this the /8 day | y of October, 2006. |
|--------------------------------------|--|---------------------|
| NOTAD | cial seal this day of, this the 18 day May | |
| | Notary Public. My Commission Expires: 2-5-0 | 7 |
| WARRANTY DEED TATE A Closers' Choice | (Seal) | |
| Closers' Choice | | |