

Shelby County, AL 02/08/2007 State of Alabama

MY COMMISSION

Deed Tax: \$82.00

07-0033 STATE OF ALABAMA COUNTY OF SHELBY

Birmingham, AL 35242

## Warranty Deed

Know All Men by These Presents: That in consideration of Four Hundred Nine Thousand Nine Hundred and Twenty Dollars (\$409,920.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Karen W. Deville, an unmarried woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Marella S. Fedyk (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Final Plat of Greystone Farms, Milner's Cresent Sector, Phase 4, as recorded in Map Book 24, Page 114 and in Map Book 27, Page 71 in the Probate Office of Shelby County, Alabama

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

\$327,900.00 of the above consideration is being paid by a purchase money mortgage filed simultaneously herewith.

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 said grantee, his, her or 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 stated 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 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 2007. (Seal) Karen W. Deville STATE OF ALABAMA COUNTY OF: SHELBY a Notary Public, in and for said County in said State, hereby certify that Karen W. Deville 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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 6th day of February Notary Public My Commission Expires: Send Tax Notice To & This Instrument Prepared By: Marella S. Fedyk 4248 Milner Road East