20070212000065040 1/2 $278.50
Shelby Cnty Judge of Probate,AL
02/12/2007 01:35:47PM FILED/CERT

SEND TAX NOTICE TO:
WYLENE M. HELTON
1004 Southlake Cove
Birmingham, AL 35244

STATE OF ALABAMA)
SHELBY COUNTY)

Parcel #58-10-4-20-0-006-063

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 14th day of November, 2006, by **JAMES R. HELTON** and **WYLENE M. HELTON** (hereinafter referred to as the "Grantors"), to **WYLENE M. HELTON** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on September 14, 1995, the real property described herein was conveyed by warranty deed by ALLEN M. MEISLER and wife, NANCY ISBELL MEISLER to JAMES R. HELTON and WYLENE M. HELTON, as joint tenants with right of survivorship, and recorded in the Probate Office of Shelby County, Alabama on September 14, 1995 (Instrument #1995-25962); and

WHEREAS, the Grantors desire through this conveyance to transfer the real property described herein into the sole name of the Grantee.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee, **WYLENE M. HELTON**, their interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 63, according to the Survey of South Lake Cove residential subdivision as recorded in Map Book 12, Page 98, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Current taxes not yet due.
2. Mineral and mining rights, not owned by GRANTOR.
3. Notice of Permitted Land Uses as recorded in Book 160, Page 492, in the Probate Office of Shelby County, Alabama.
4. Public Utility easements as shown by recorded plat.
5. Restrictions, covenants and conditions as set out in instrument recorded in Real 160, page 495 in Probate Office.
6. Right-of-Way granted to Alabama Power Company by instrument recorded in Real 230, Page 795 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Real 215, Page 504 and covenants pertaining thereto recorded in Real 215, Page 521 in probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127, Page 104 in Probate Office.
9. Rights of riparian owners in and to the use of said Rutherford Lake.
10. No usable building space to be constructed on an elevation lower than 2 feet above the 100 year flood elevation of lake.
11. Certain mortgage with Trustmark National Bank recorded with the Shelby County Probate Office on September 18, 1995, instrument #1995-25963 by Mortgage Professional, Inc. transferred and assigned to Trustmark National Bank instrument #1995-25964.

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TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anyway appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

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

And said Grantors hereby covenant and agree with said Grantee, her heirs, executors, administrators and assigns, that they will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantors, but not otherwise.

The parties intend by the execution of this conveyance to vest title in and to the Subject Property in Grantee, **WYLENE M. HELTON**.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14 day of November, 2006.

James R. Helton
JAMES R. HELTON

Wylene M. Helton
WYLENE M. HELTON

STATE OF ALABAMA)
Jefferson COUNTY)

Shelby County, AL 02/12/2007
State of Alabama

Deed Tax:$264.50

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that JAMES R. HELTON, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of Nov, 2006.

Notary Public
My Commission Expires: 6/5/2009

STATE OF ALABAMA)
Jefferson COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that WYLENE M. HELTON, 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 official seal this the 14 day of Nov, 2006.

Notary Public
My Commission Expires: 6/5/2009

THIS INSTRUMENT PREPARED (WITHOUT THE BENEFIT OF A TITLE SEARCH) BY:
Nancy C. Hughes
Hughes & Scalise, PC
600 Luckie Drive, Suite 405
Birmingham, AL 35223

Doc.# 8041 061020.DOC