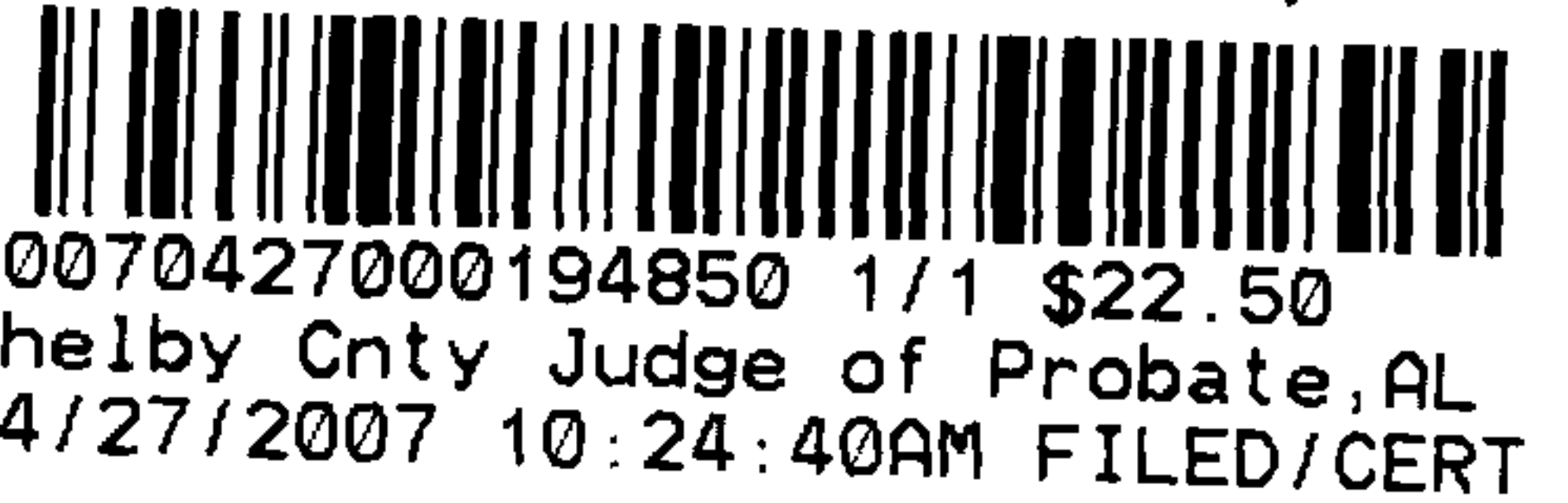


406611



This instrument was prepared by

SEND TAX NOTICE TO:

Paul Esco, Esq.
547 SOUTH LAWRENCE STREET
MONTGOMERY, AL 36104

Nancy C. Hallmark
4612 Guilford Cove
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 04/27/2007
State of Alabama
Deed Tax: \$11.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED TWENTY NINE THOUSAND NO/100'S (\$229,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **PAUL A. NEWMAN AND MARGIE LAGROUE NEWMAN, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **NANCY C. HALLMARK*** (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in **SHELBY County, Alabama to-wit: *** and THOMAS E. HALLMARK, SR. *THN*

LOT 54, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS GUILFORD PLACE SECTOR PHASE 3, AS RECORDED IN MAP BOOK 24, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$217,550.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is **4612 Guilford Cove, Birmingham, AL 35242** Jefferson County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEES, her 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, we, **PAUL A. NEWMAN AND MARGIE LAGROUE NEWMAN**, have hereunto set my (our) hand(s) and seal(s) this **25TH** day of **APRIL, 2007**.

Paul A. Newman (SEAL)
PAUL A. NEWMAN

Margie LaGroue Newman (SEAL)
MARGIE LAGROUE NEWMAN

STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **PAUL A. NEWMAN AND MARGIE LAGROUE NEWMAN** whose name(s) 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, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **25TH** day of **APRIL, 2007**.

[Signature]
Notary Public
My commission expires: _____

