

15672

20070501000201850 1/2 \$33.00
Shelby Cnty Judge of Probate, AL
05/01/2007 03:42:34PM FILED/CERT

Shelby County, AL 05/01/2007
State of Alabama

Deed Tax: \$19.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

JOHN IMWALLE
2362 FOREST LAKES LANE
STERRETT, AL 35147

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$159,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JAMES E. RILES and WENDI MCLAIN RILES, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JOHN IMWALLE**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

*Wendi McLain Riles and Wendi McLain are one and the same person.

LOT 257 ACCORDING TO THE SURVEY OF FOREST LAKES SUBDIVISION 3RD SECTOR 2ND PHASE AS RECORDED IN MAP BOOK 32 PAGE 26 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

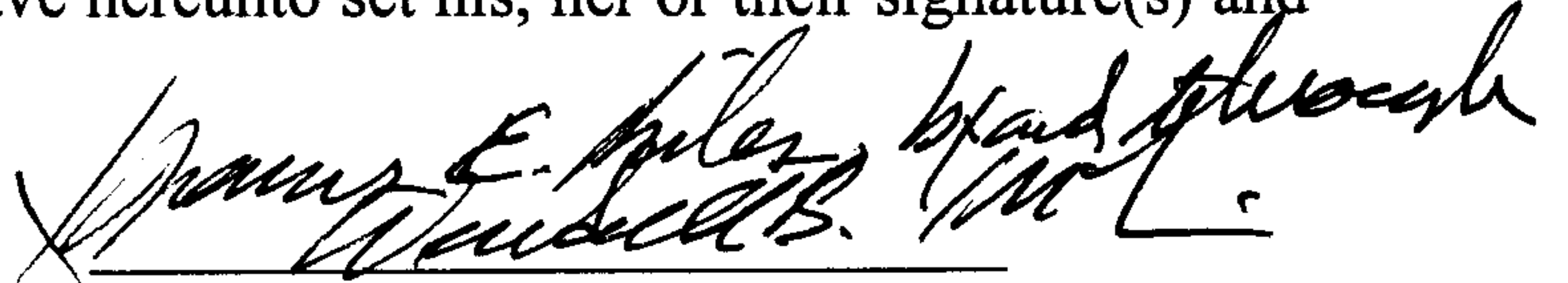
1. **TAXES FOR THE YEAR 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
2. **EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.**
3. **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 126 PAGE 191 BOOK 16 PAGE 323 AND BOOK 236 PAGE 829.**
4. **RIGHTS OF WAY TO SHELBY COUNTY AS RECORDED IN INSTRUMENT 1993-3955 INSTRUMENT 1993-3957; INSTRUMENT 1993-3959; INSTRUMENT 1993-3960; INSTRUMENT 1993-3961; INSTRUMENT 1993-3964; INSTRUMENT 1993-3965 AND INSTRUMENT 1993-3966.**
5. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO AS RECORDED IN BOOK 53 PAGE 262 AND DEED BOOK 331 PAGE 262 AND INSTRUMENT 2003-67136.**
6. **RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 2003-67136 AND INSTRUMENT 2004-49491**
7. **RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT IN FAVOR OF ALABAMA POWER AS RECORDED IN INSTRUMENT 2004-39.**
8. **BUILDING SETBACK LINE OF 15 FEET AS SHOWN ON RECORDED PLAT.**
9. **NOTES AS SHOWN ON RECORDED MAP.**

\$141,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

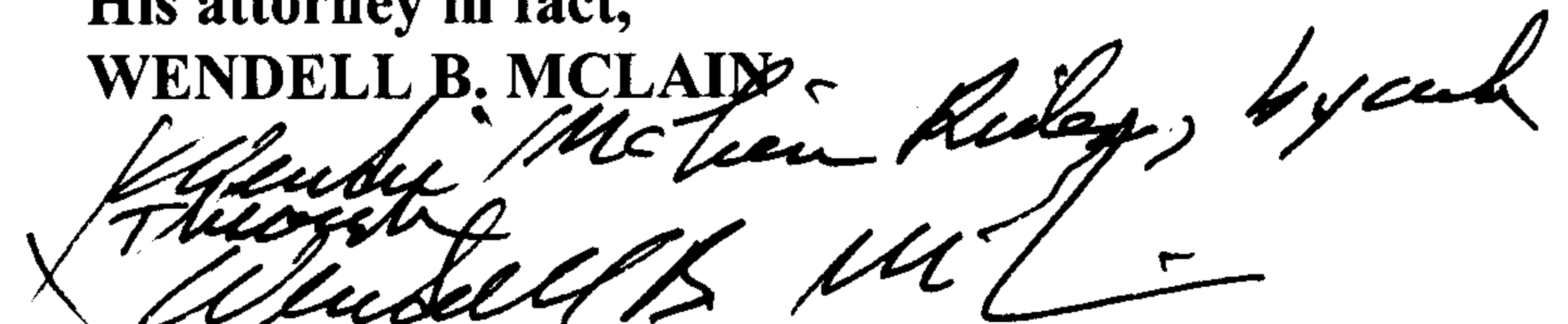
TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **JAMES E. RILES and WENDI MCLAIN RILES, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of April, 2007.



JAMES E. RILES, by and through
His attorney in fact,
WENDELL B. MCLAIN



WENDI MCLAIN RILES, by and through
Her attorney in fact, **WENDELL B. MCLAIN**

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **WENDELL B MCLAIN** whose name(s) as attorney in fact for **JAMES E. RILES AND WENDI MCLAIN RILES**, 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, in their capacity as Attorney In Fact, executed the same voluntarily with full authority on the day the same bears date.

Given under my hand this the 27TH day of APRIL, 2007.

Notary Public
My commission expires: _____

