\$575,000. W

Shelby Cnty Judge of Probate, AL 05/03/2007 12:22:54PM FILED/CERT

CORPORATION WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of <u>TEN</u>

THOUSAND DOLLARS & 00/100----- (\$10,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, WALLACE HOME GALLERY, INC, herein referred to as Grantor(s), does hereby GRANT, BARGAIN, SELL AND CONVEY unto STEVE A. WALLACE AND E. KAY WALLACE, referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 19, ACCORDING TO THE SURVEY OF HEATHERWOOD, 4TH SECTOR, 2ND ADDITION, AS RECORDED IN MAP BOOK 12, PAGES 79, 80 & 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.

Ad valorem taxes for the year 2007, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, WALLACE HOME GALLEY, INC., by and through E. KAY WALLACE, its Vice President, who are authorized to execute this conveyance, has hereto set their signatures and seal, this 30th day of April, 2007.

	BY: 6. Day Willace
WITNESS	BY: 6. 2 Wallace, Vice President
	BY:
WITNESS	
	Shelby County, AL 05/03/2007

STATE OF ALABAMA
COUNTY OF JEFFERSON

THIS INSTRUMENT PREPARED BY:

BIRMINGHAM, ALABAMA 35243

3800 COLONNADE PARKWAY, SUITE 630

CHRISTOPHER P. MOSELEY

Moseley & Associates, P.C.

State of Alabama

Deed Tax:\$575.00

WALLACE HOME GALLEY, INC.

I, the undersigned, a Notary Public in and for said State and County, hereby certify that E. Kay Wallace, whose name as Vice President of WALLACE HOME GALLEY, INC., is 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 as such officer(s) and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2007/

SEND TAX NOTICE TO: STEVEN A. WALLACE 704 HEATHERWOOD DR. BIRMINGHAM, ALABAMA 35244

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/00