

Send tax notice to:

SHELIA A. BAILEY  
421 Eaton Road  
Birmingham, AL, 35242

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Executive Real Estate Group, LLC  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2007278

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

Deed Tax: \$55.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Seventy-Four Thousand and 00/100 and 00/100 Dollars (\$274,000.00) in hand paid to the undersigned, DOUGLAS M. RICHARDSON, and Wife, NICOLE RICHARDSON (hereinafter referred to as "Grantors") by SHELIA A. BAILEY (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 34, ACCORDING TO THE AMENDED MAP OF GREYSTONE VILLAGE, PHASE 2, AS RECORDED IN MAP BOOK 19, PAGE 13, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$219,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.  
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 31st day of July, 2007.

Douglas M. Richardson  
DOUGLAS M. RICHARDSON

Nicole Richardson  
NICOLE RICHARDSON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that DOUGLAS M. RICHARDSON, AND NICOLE RICHARDSON, whose  
names is/are signed to the foregoing instrument, and who is/are known to me,  
acknowledged before me on this day, that, being informed of the contents of the said  
instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of July, 2007.



Charles D. Stewart Jr.  
Notary Public  
Print Name: Charles D. Stewart Jr.  
Commission Expires: 4-13-08