7/01/6

This instrument was prepared by Shannon E. Price, Esq. P. O. Box 19144 Birmingham, AL 35219 SEND TAX NOTICE TO:

Roger Marcus

454 Ridge Road, Shelby, Alabama 35143 659 312 Street Thoriby, AL35171

20071102000507990 1/2 \$144.00 Shelby Cnty Judge of Probate, AL 11/02/2007 01:02:43PM FILED/CERT

WARRANTY DEED

STATE OF Alabama

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Thousand dollars & no cents \$130,000.00

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, Imogene Lawrence, as devisee of the Estate of Eugene G. Lawrence, Probate Case # PR2005-000434, By: Anthony Lawrence, Attorney in Fact (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Roger Marcus, a married man (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT NO. 29 ACCORDING TO WAXA SUBDIVISION, THE SAME BEING A PART OF SEC. 35, TWP. 24, RANGE 15E., A PLAT OF SAID SUBDIVISION, BEING RECORDED IN MAP BOOK 5, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

- The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until 1 October, 2008.
- Municipal improvements assessments and fire district dues against subject property, if any.
- Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- Riparian and other rights created by the fact that the subject property lies adjacent to 4. Waxahatchee Creek.
- Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 5, Page 5.
- Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating 6. any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 249, Page 636 and Deed Book 225, Page 550-551 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 11/02/2007

State of Alabama

Deed Tax: \$130.00

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this October 26, 2007

Imogene Lawrence, as devisee of the Estate of Eugene G. Lawrence, Probate Case #PR2005-000434, By: Anthony

Lawrence, Attorney in Fact

STATE OF Alabama
Jefferson COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Imogene Lawrence, as devisee of the Estate of Eugene G. Lawrence, Probate Case # PR2005-000434, whose name is signed by Anthony Lawrence, as Attorney in Fact, to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Giyon wilder my hand and scal on October 26, 2007.

Notary Public

Richard B. McClelland My Commission Expires: 10-19-2010

My commission expires:

20071102000507990 2/2 \$144.00 Shelby Cnty Judge of Probate, AL 11/02/2007 01:02:43PM FILED/CERT