

SEND TAX NOTICE TO:
Michael S. Wydner
8230 Wynwood Drive
Helena, Alabama 35080

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219



20080107000007030 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
01/07/2008 11:11:53AM FILED/CERT

Shelby County, AL 01/07/2008
State of Alabama

Deed Tax: \$3.00

WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Thousand dollars & no cents (\$180,000.00)**
To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Ashley Curtis, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Michael S. Wydner, an unmarried man** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 311-A, ACCORDING TO THE MAP AND RESURVEY OF LOTS 310, 311 AND 312, WYNDHAM WYNWOOD SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2008 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

\$177,219.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

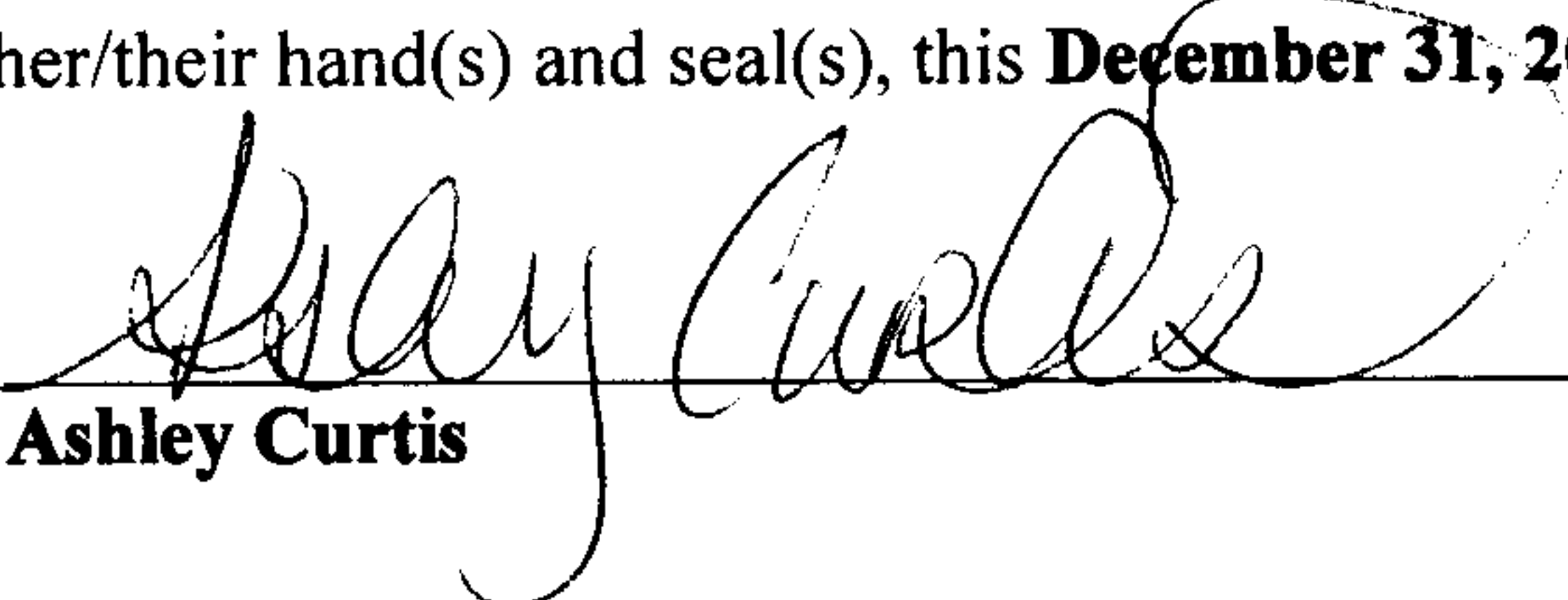
1. The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until 1 October, 2008.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil 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.
4. Easement(s) to the Town of Helena as shown by instrument recorded in Deed Book 305, Pages 394; Deed Book 305, Page 396; Deed Book 305, Page 398; Deed Book 305, Page 402 and Deed Book 105, Page 44 in Probate Office.
5. Easement to the public for driving purposes set out in Deed Book 311, Page 153 in the Probate Office.
6. Irrevocable right of ingress and egress between Kirby Foster, Phillip G. Hayden, Dan Collier, Gilda R. Shirley and Betty R. Shirley as set out in Real 192, Page 743 along with Subordination and Estoppel Agreements in Real 250, Page 892, Real 250, Page 894, and Real 251, Page 602 in the Probate Office.
7. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating 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 Instrument 1997-34376 and Instrument 1998-47088 in the official records of Shelby County. 13. Permit to Plantation Pipeline recorded in Deed Book 180, Page 192; Deed Book 180, Page 423; Deed Book 258, Page 47 and Deed Book 258, Page 49.
8. 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 as recorded in Deed Book 326, page 172 and Deed Book 236, Page 162.

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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.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **December 31, 2007**.



Ashley Curtis (Seal)

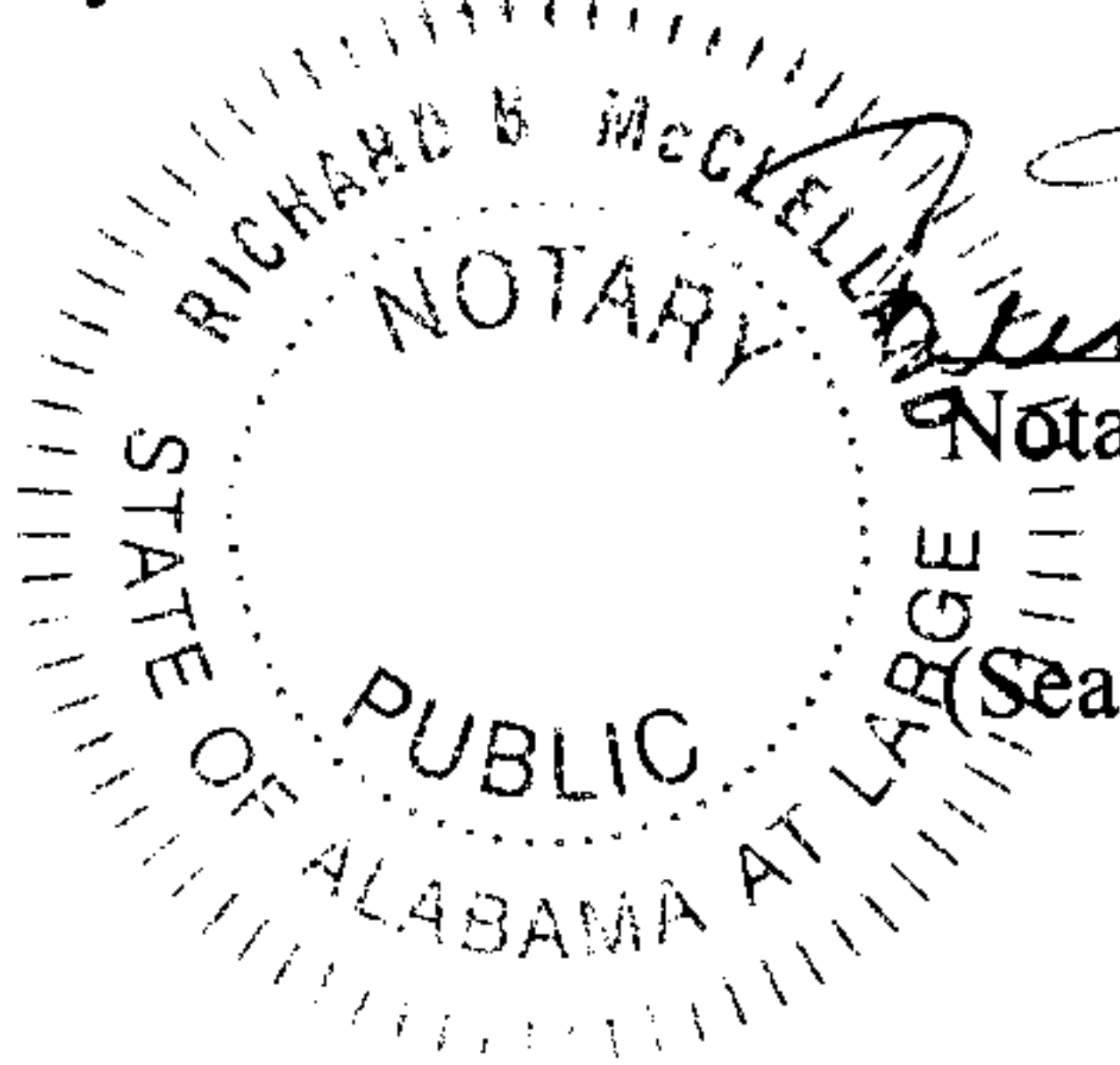
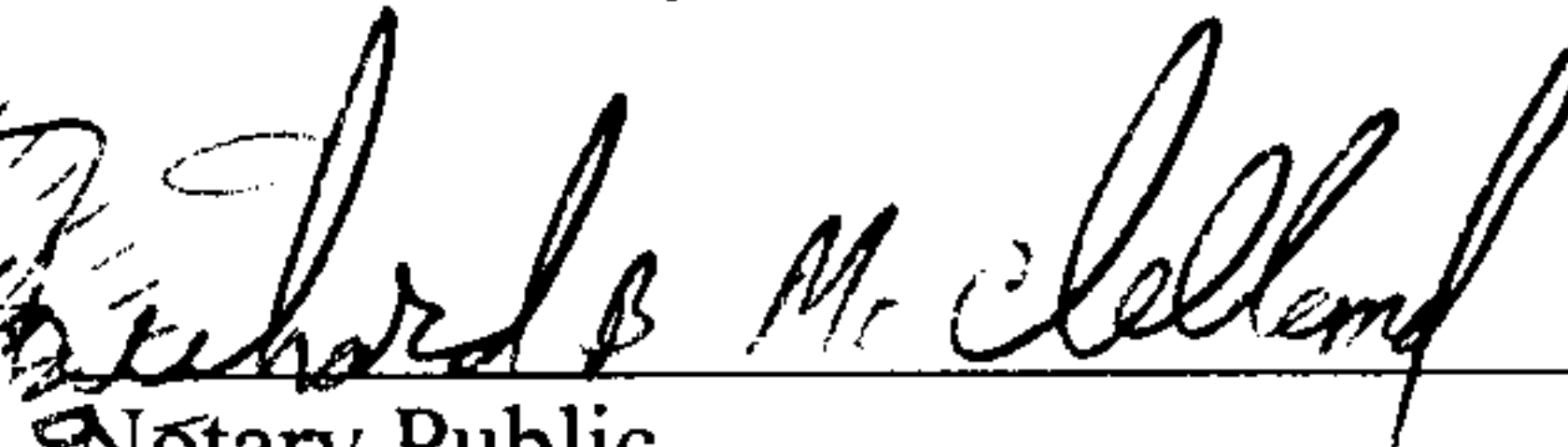
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ashley Curtis, an unmarried woman**, whose name(s) 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 2007

Notary Public.
(Seal)

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