

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
Ray O. Oswalt
Ann Oswalt
1320 Cove Lake Cir.
Birmingham, AL 35242

STATUTORY WARRANTY DEED *\$10,000*

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

RAY O. OSWALT AND WIFE, WILMA ANN OSWALT

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

RAY OSWALT AND ANN OSWALT, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE OSWALT LIVING TRUST, DATED APRIL 2, 2008 AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 82-A, according to the Survey of The Cove of Greystone, Phase I as recorded in Map Book 25, Page 38 A & B, in the Probate Office of Shelby County, Alabama. Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

*Ray O. Oswalt and Ray Oswalt are one and the same person.
Wilma Ann Oswalt and Ann Oswalt are one and the same person.*

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2 day of April, 2008.
Ray O. Oswalt Wilma Ann Oswalt

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Ray O. Oswalt and Wilma Ann Oswalt, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 2 day of April, 2008.

Notary Public *Jennifer Q. Griffin*
My Commission Expires: 10/4/2010

Shelby County, AL 04/18/2008
State of Alabama
Deed Tax: \$10.00

