

This instrument was prepared by:  
HARRY W. GAMBLE  
105 Owens Parkway, Suite B  
Birmingham, Alabama 35244

Send tax notice to:  
122 Lake Davidson Lane  
Helena, AL 35080

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**WARRANTY DEED**

Know All Men by These Presents: That in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND AND NO/100 DOLLARS (\$235,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **LESLIE SCHWELLING AND KAREN SCHWELLING, HUSBAND AND WIFE**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **MILLARD B. EVANS**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 11, according to the Survey of Old Town Helena, as recorded in Map Book 22, page 26, in the Probate Office of Shelby County, Alabama.**

Subject to:

- (1) Taxes or assessments for the year 2008 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Restrictions appearing of record in Instrument 1997-9763, in the Probate Office of Shelby County, Alabama. (b) Transmission line permit to Alabama Power Company, recorded in Deed Book 42, page 629, in the Probate Office of Shelby County, Alabama. (c) Right of way to L & N Railroad, recorded in Deed Book 42, page 629, in the Probate Office of Shelby County, Alabama (d) Easement to AT&T, as recorded in Real 184, page 22, in the Probate Office of Shelby County, Alabama. (e) Easement to the Town of Helena, as recorded in Deed Book 187, page 390; Deed Book 307, page 815 and Deed Book 210, page 976, in the Probate Office of Shelby County, Alabama.

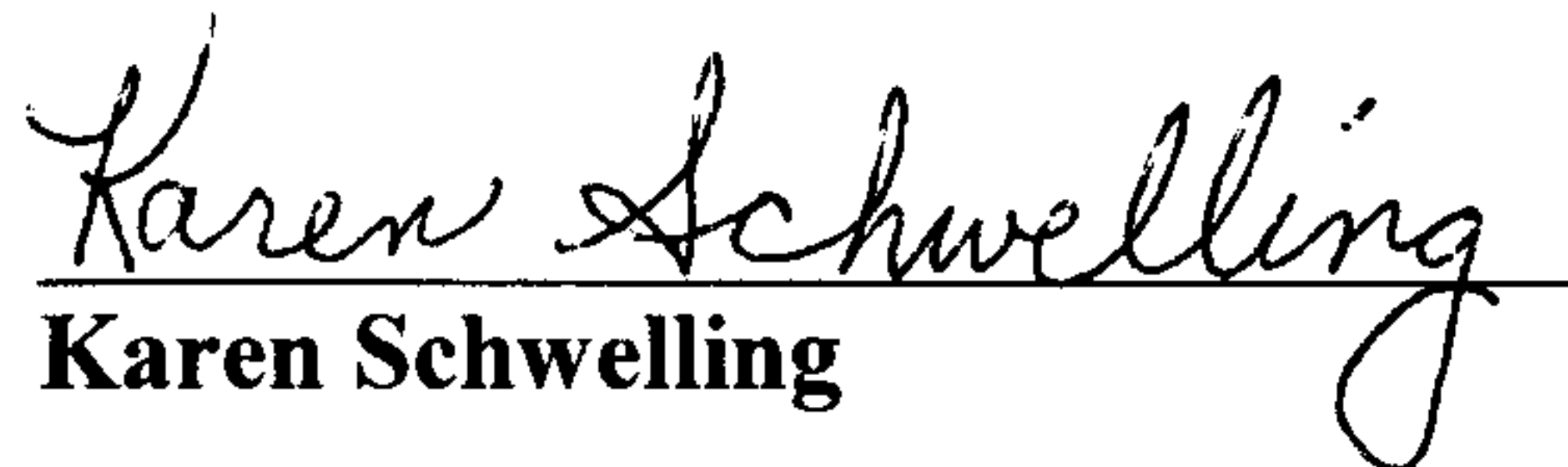
\$ 231, 369.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

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

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 26<sup>th</sup> day of June, 2008.

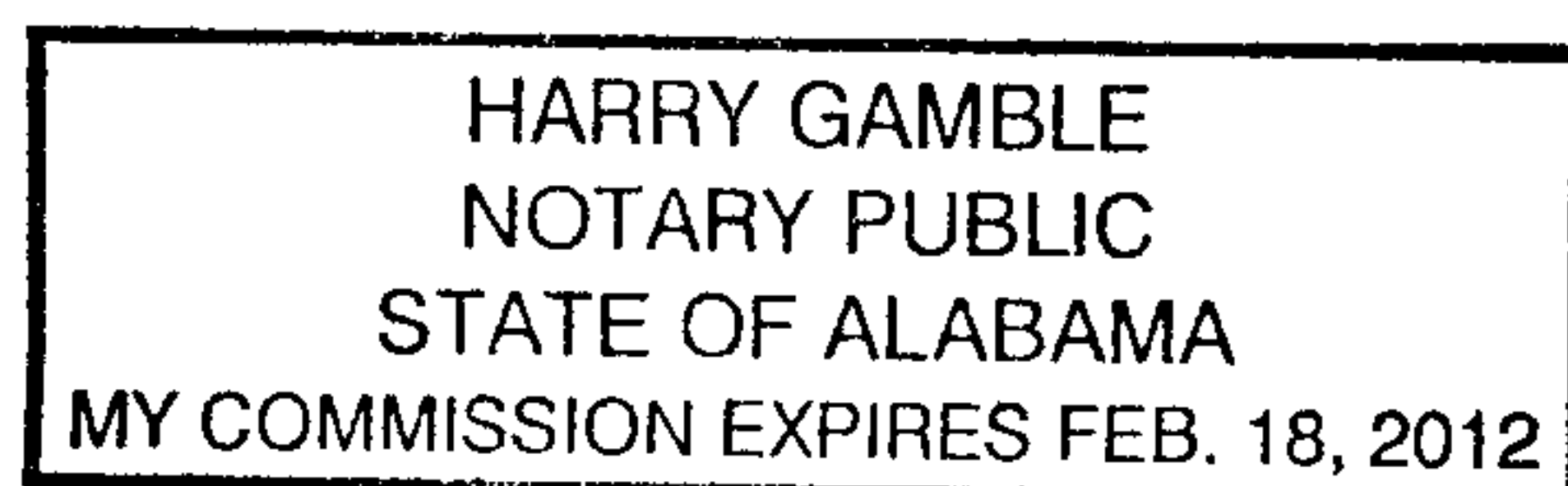
 (SEAL)  
**Leslie Schwelling**

 (SEAL)  
**Karen Schwelling**

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

The Undersigned, a Notary Public in said and for said County, in said State, hereby certify that **Leslie Schwelling and Karen Schwelling**, 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of June, 2008.



  
**Notary Public**