

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

20080910000359380 1/1 \$78.00
Shelby Cnty Judge of Probate, AL
09/10/2008 10:35:31AM FILED/CERT

Send Tax Notice To:

Allen TAJMIR

1006 LAKE HEATHER Rd

BIRMINGHAM AL 35242

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **Sixty-Seven Thousand and 00/100 Dollars (\$67,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Jean C. Shepherd, a married woman

(herein referred to as GRANTOR) do grant, bargain, sell and convey unto

Wynlake Construction, Inc., David Erikson, and Melissa Erikson

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1210-C, according to a Resurvey of Lot 1210-B, Riverchase Country Club, 19th Addition as recorded in Map Book 23 Page 141 in the Probate Office of Shelby County; being situated in Shelby County, Alabama

Note: This is not the homestead of the grantor nor the homestead of her spouse.

Subject to: All Easements, Restrictions and Rights of Way of record.

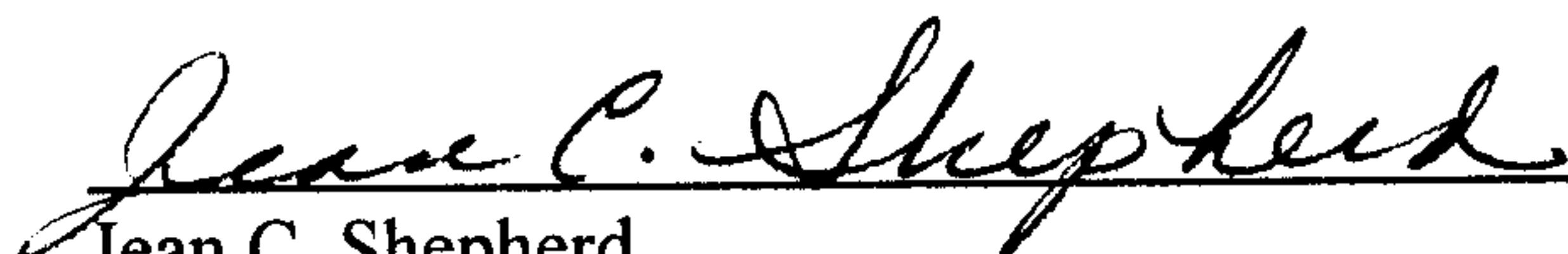
\$0.00 (zero) of the consideration was paid from a mortgage loan.

TO HAVE AND TO HOLD unto the said GRANTEE, their heirs, successors and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, their heirs, successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR have hereunto set her signature and seal, this the 4th day of September, 2008.


Jean C. Shepherd

Shelby County, AL 09/10/2008
State of Alabama

Deed Tax: \$67.00

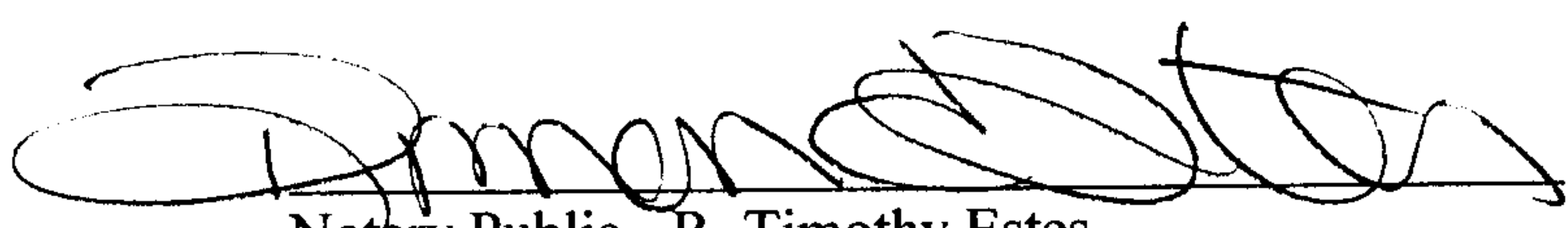
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jean C. Shepherd, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September, 2008.




Notary Public - R. Timothy Estes
My Commission Expires: 07/11/11