

This instrument was prepared by:
William R. Justice, Attorney
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Nicholas Galamore
1679 Westover Road
Westover, AL 35147


20081002000391000 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/02/2008 03:20:14PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Eleven Thousand One Hundred Seventy Five and no/00 Dollars (\$111,175.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Frank C. Ellis, III, a married man, (herein referred to as grantor, whether one or more)** does by these presents grant, bargain, sell and convey unto, **Nicholas B. Galamore, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to 2009 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

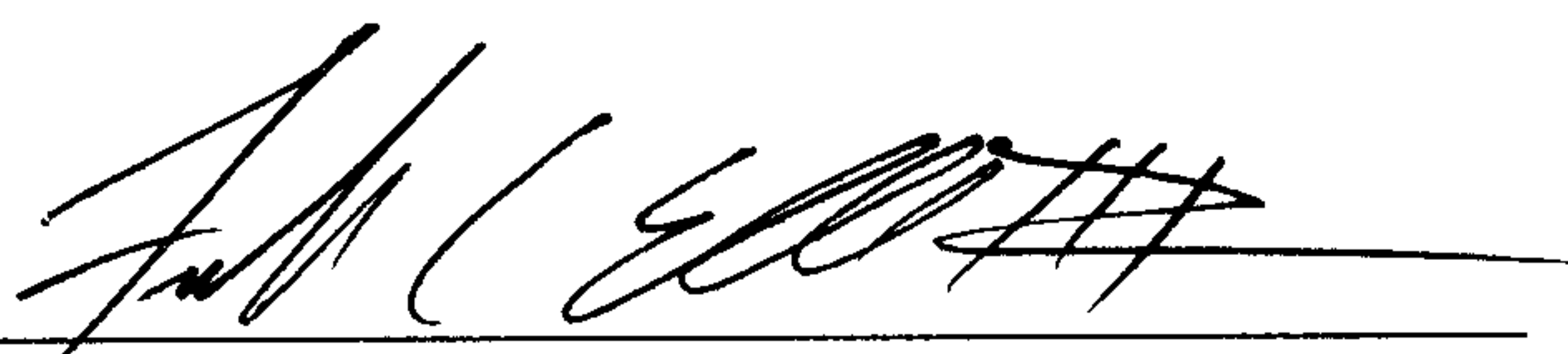
All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

This property constitutes no part of the homestead of the grantor or his respective spouse.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of October, 2008.

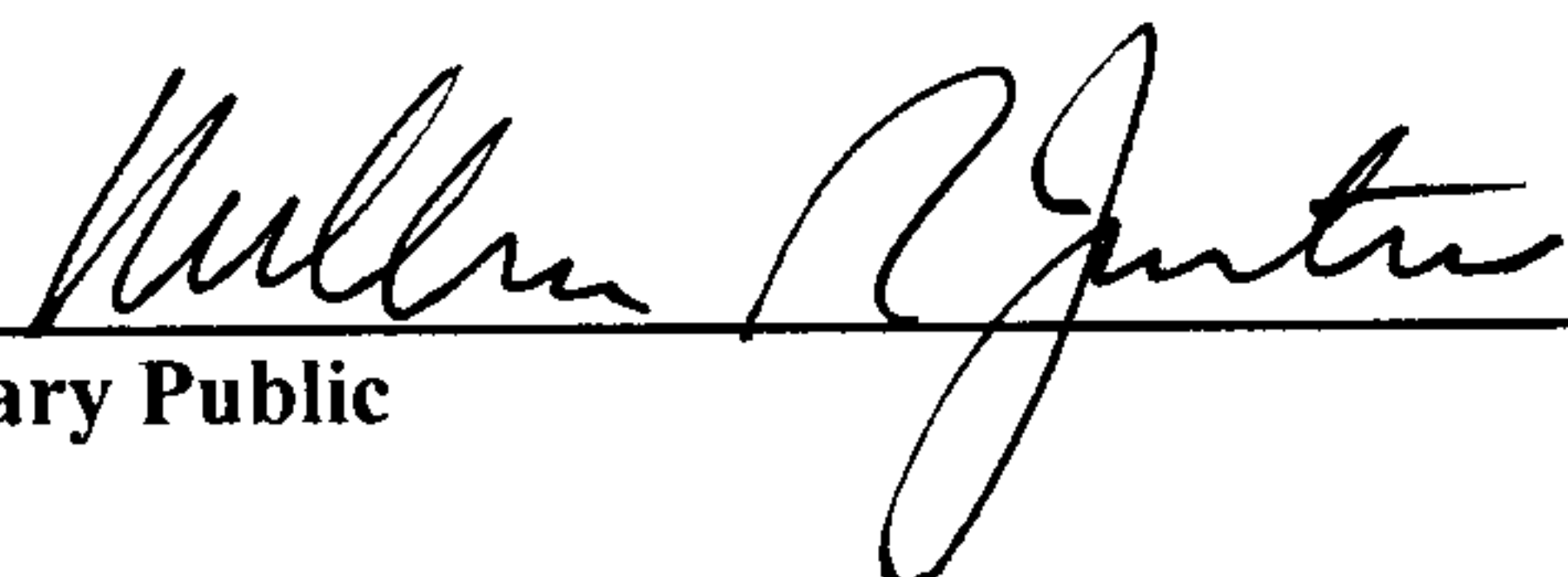


Frank C. Ellis, III

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, III, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2008.



Notary Public



EXHIBIT "A"
LEGAL DESCRIPTION


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A part of the NE 1/4 of SW 1/4 and a part of the SE 1/4 of NW 1/4, Section 24 Township 19 South, Range 1 East, more particularly described as follows: Commencing at a point on the South boundary of said NE 1/4 of SW 1/4, which said point is 825 feet East of the SW corner of said NE 1/4 of SW 1/4 and run North and parallel to the North and South center line of said Section 24, to a point on the South right of way line of U. S. Highway No. 280 for point of beginning of the lot herein described; from said beginning point run thence South and parallel with the North and South center line of said Section 24, 350 feet; thence turn an angle of 90 deg. left and run 200 feet to the West boundary of a roadway; thence Northerly along the West boundary of said roadway and parallel with the North and South center line of said Section 24, 350 feet to the South boundary of right of way of said U. S. Highway No. 280; thence Westerly along the South boundary line of said right of way 200 feet more or less to point of beginning.