

After recording return to:

William H. Halbrooks,
Attorney At Law
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

FRS File No.: 598834

Customer File No.: INTZ080209

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Twenty-seven Thousand, Five Hundred (\$227,500.00) and no/100 DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, James J. Ward, III and Betsy C. Ward, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
Matthew J. Manning
of

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 28, according to the Final Plat of Sunset Lake Phase 5, as recorded in Map Book 35, page 39, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 460 Sunset Lake Circle, Chelsea, AL 35043, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

\$ 224,536.00 of the purchase price recited aobve was paid from a mortgage loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 17th day of October, 2008.

James J. Ward, III (Seal)
James J. Ward, III

Betsy C. Ward (Seal)
Betsy C. Ward

THE STATE OF Alabama }
COUNTY OF Autauga

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James J. Ward, III married to Betsy C. Ward (fill in marital status) 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, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 17th day of October, 2008.

Shaun R. Goodson (Seal)
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 11, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS
My Commission Expires

THE STATE OF Alabama }
COUNTY OF Autauga

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Betsy C. Ward married to James J. Ward, III (fill in marital status) 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, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 17th day of October, 2008.

Shaun R. Goodson (Seal)
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 11, 2010
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My Commission Expires

This document prepared by: Joe Krocak, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344

Shelby County, AL 01/05/2009
State of Alabama

Deed Tax: \$3.00

2009010500002750 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
01/05/2009 01:31:08PM FILED/CERT