

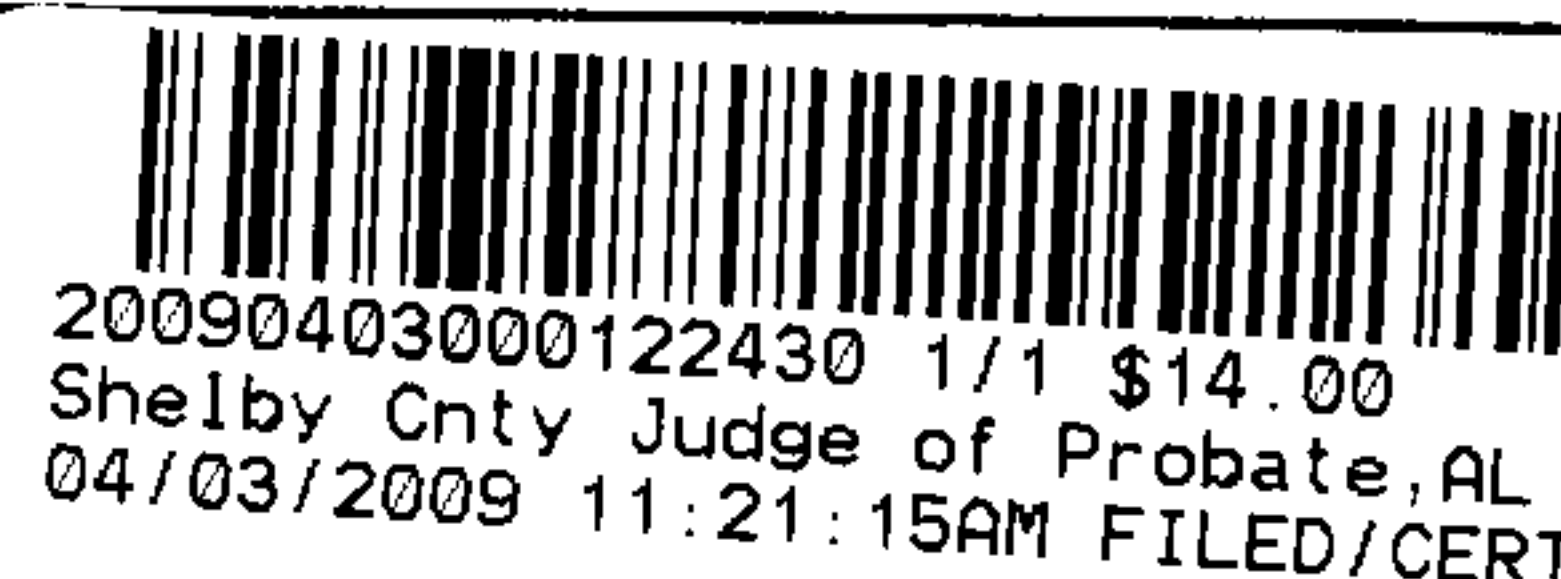
This instrument was prepared by:

(Name) Larry L. Halcomb, Attorney
3512 Old Montgomery Highway, Suite 219
(Address) Birmingham, AL 35209

Send Tax Notice To: Elizabeth Rood
name
3361 N Wildewood Drive
Pelham, AL 35124
address

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:



That in consideration of **ONE HUNDRED FORTY TWO THOUSAND AND NO/100 DOLLARS (\$142,000.00)**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Charlotte Lee Coleman, as Personal Representative of the Estate of Frances P. Lee, Deceased, Probate Case #2008-00328**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Elizabeth Rood**

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

Lot 8, according to the Amended Map of Wildewood Village Third Addition, as recorded in Map Book 8, page 182, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 2009.

Subject to building line(s) and easement(s) as shown by recorded map.

Subject to restrictions appearing of record in Misc. Volume 55, page 117, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Subject to transmission line permit to Alabama Power Company, recorded in Deed Volume 101, page 550, in the Probate Office of Shelby County, Alabama.

Subject to right of way granted to Alabama Power Company by instrument recorded in Deed Volume 355, page 257 in the Probate Office of Shelby County, Alabama.

Subject to agreement with Alabama Power Company recorded in Misc. Volume 54, page 172, in the Probate Office of Shelby County, Alabama.

Subject to covenants recorded in Misc. Volume 54, page 171, in the Probate Office of Shelby County, Alabama.

\$ 139,428.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 30th day of March, 2009

Estate of Frances P. Lee, Deceased

Shelby County, AL 04/03/2009
State of Alabama

Deed Tax: \$3.00

By: Charlotte Lee Coleman (Seal)
Personal Representative

(Seal)

(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that

whose name(s) 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 hands and official seal this 30th day of March A.D., 2009

*In her capacity as Personal Representative of the Estate of Frances P. Lee, Deceased, Probate Case #2008-00328

Larry L. Halcomb
Notary Public

My Commission Expires January 23, 20 12