

912046

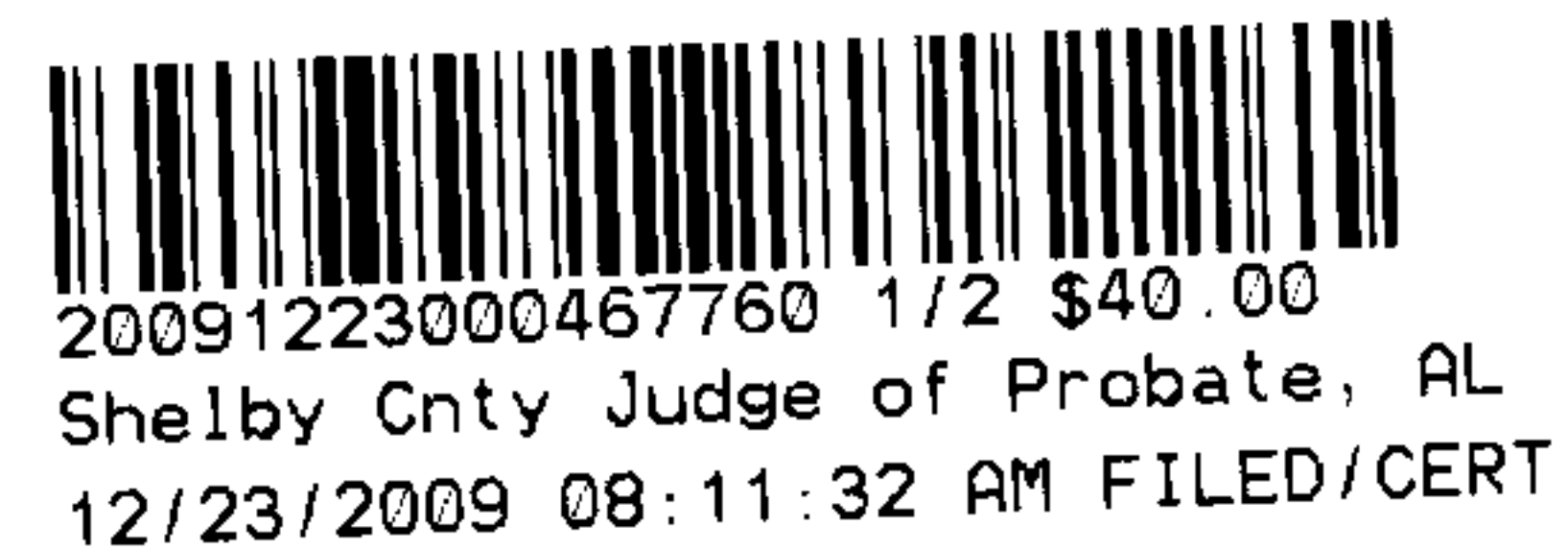
This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

SEND TAX NOTICE TO:
Michelle D. Spagnuolo
430 Cambrian Ridge Trail
Pelham, Alabama 35124

WARRANTY DEED

STATE OF AL

Jefferson COUNTY



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty Four Thousand dollars & no cents (\$124,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Sheila S. McGlon, n/k/a Sheila Wilkes and husband, Brian Wilkes** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Michelle D. Spagnuolo, an unmarried person** (herein referred to as grantee, whether one or more), the following described real estate, situated in ~~Jefferson~~ *Shelby* County, Alabama, to-wit:

LOT 97, ACCORDING TO THE MAP AND SURVEY OF CAMBRIAN RIDGE, PHASE 3, AS RECORDED IN MAP BOOK 21, PAGE 147, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2010 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

\$99,200.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. Real estate taxes for the year 2010 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 21, Page 147.
5. 15' building line front as shown on recorded Map Book 21, Page 147.
6. 15' easement rear as shown on recorded Map Book 21, Page 147.
7. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1996-40563 in the Probate Office of Shelby County, Alabama.

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, 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 persons.

Shelby County, AL 12/23/2009

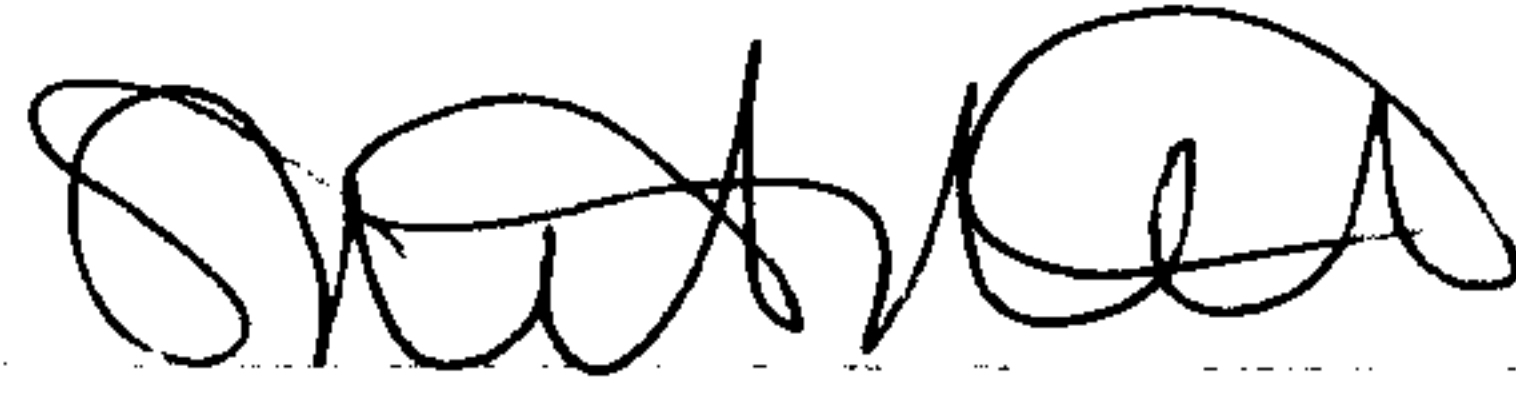
State of Alabama

Deed Tax : \$25.00

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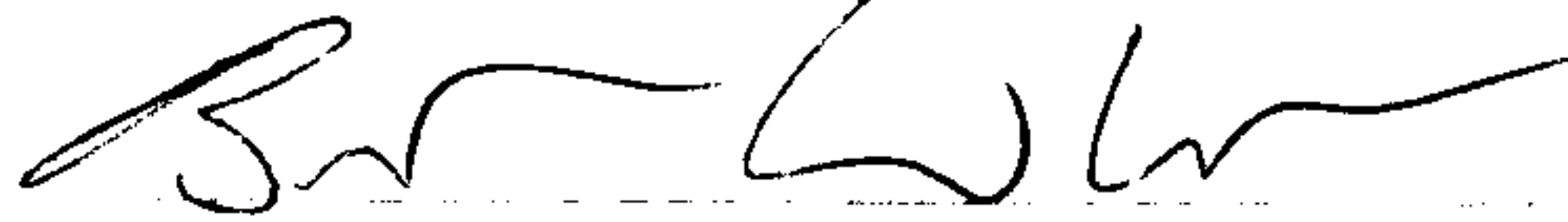
[Signature]

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **December 21, 2009**.



Sheila S. McGlon, n/k/a Sheila Wilkes

(Seal)



Brian Wilkes

(Seal)

STATE OF AL

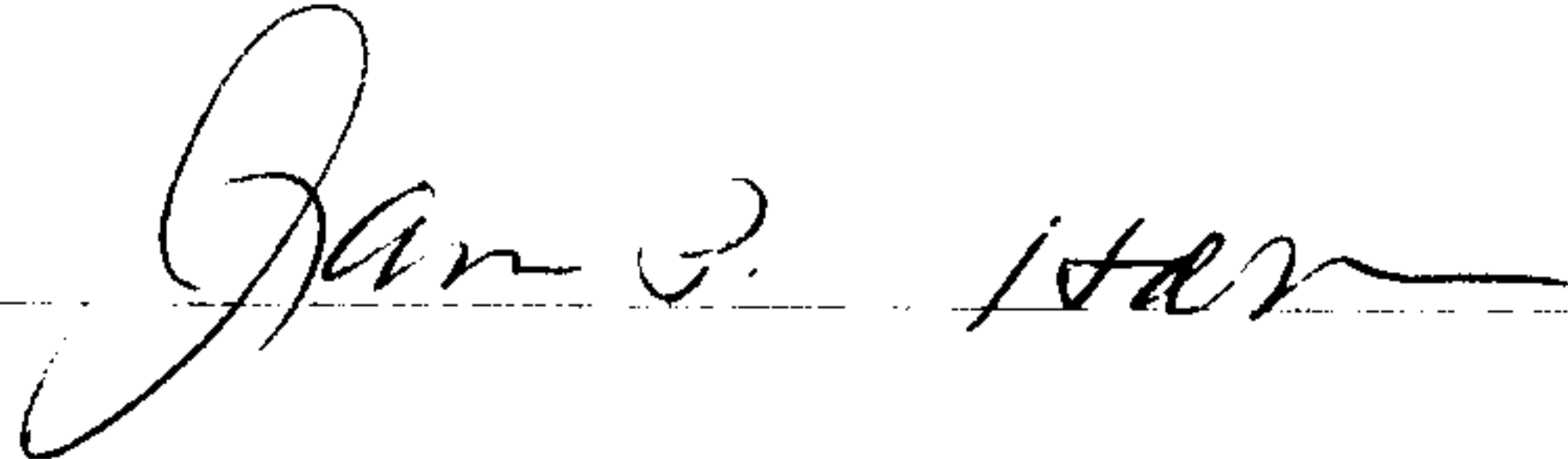
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sheila S. McGlon, n/k/a Sheila Wilkes and husband, Brian Wilkes**, 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 the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of December, 2009

Notary Public.



(Seal)

My Commission Expires:

3/28/2010


20091223000467760 2/2 \$40.00
Shelby Cnty Judge of Probate, AL
12/23/2009 08:11:32 AM FILED/CERT