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Shelby Cnty Judge of Probate, AL
05/12/2010 09:00:57 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
PATRICIA SALAS
145 PARK PLACE LANE
ALABASTER, ALABAMA 35007

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Twenty Thousand Nine Hundred and 00/100 Dollars (\$120,900.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, Percentage Finance, Inc., an Alabama corporation (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto Patricia Salas (herein referred to as "Grantee"), all of its right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 36, ACCORDING TO THE AMENDED PLAT OF PARK PLACE, FOURTH ADDITION, AS RECORDED IN MAP BOOK 18, PAGE 116, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

#118,709 of the Sales Price was paid from a mortgage loan closed simultaneously herewith.

And we do for ourselves and for our successors covenant with the said Grantee, and her assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our successors shall warrant and defend the same to the said Grantee, and her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, Percentage Finance, Inc., an Alabama corporation, by its President, Matthew W. Graves, who is authorized to sign this conveyance, has hereunto set its signature and seal, this 5th day of May, 2010.

Percentage Finance, Inc.

By: *Matthew W. Graves*
Matthew W. Graves

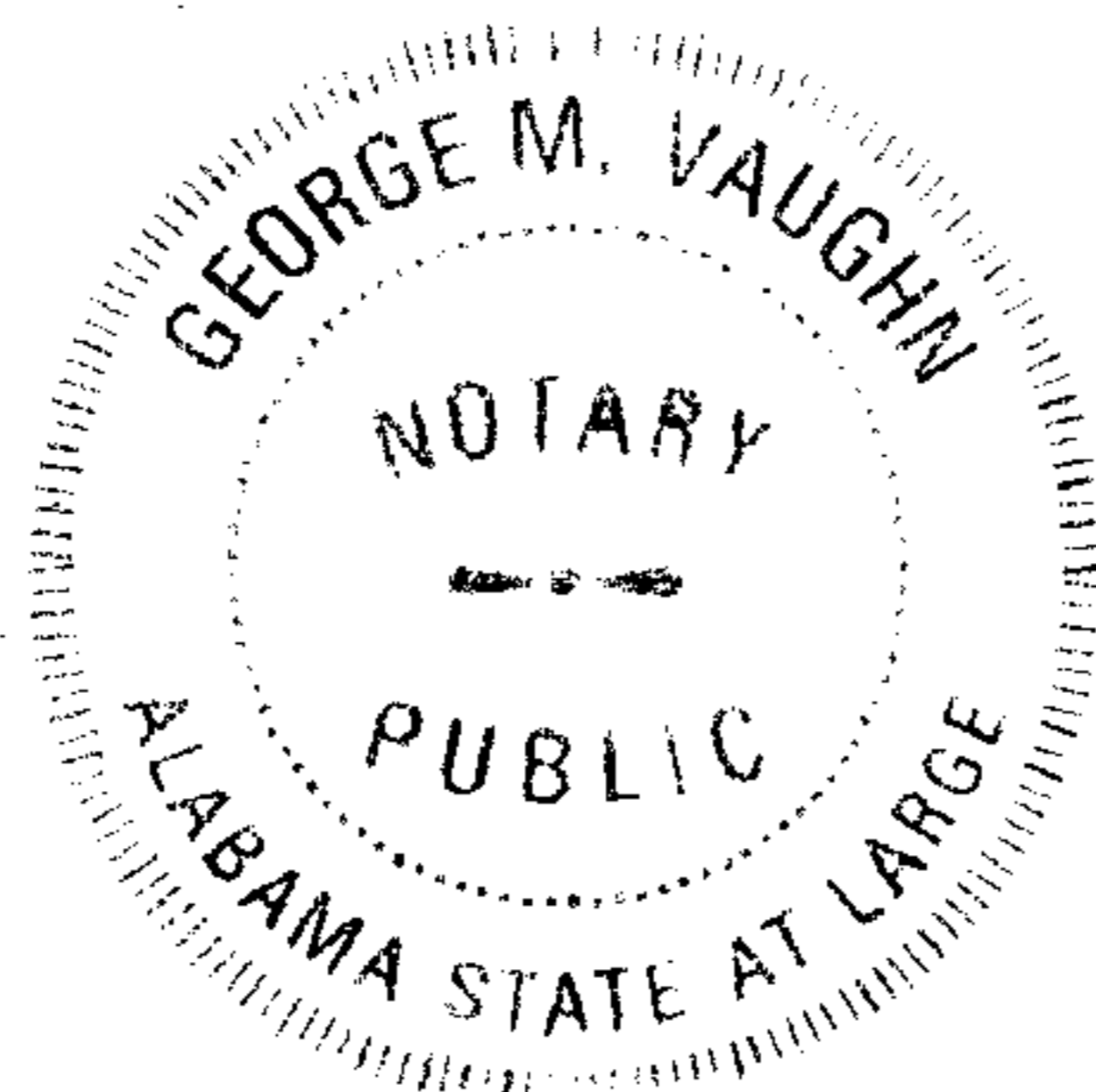
STATE OF Alabama)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Matthew W. Graves, whose name as President of Percentage Finance, Inc., an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 5th day of May, 2010

Matthew W. Graves
Notary Public

My Commission Expires: 9.29.2010



RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.