

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

Send Tax Notice To:
David Downs
344 Turnberry Rd
Hoover, AL 35244



20100701000211300 1/1 \$105.00
Shelby Cnty Judge of Probate, AL
07/01/2010 02:38:18 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **Four Hundred Sixty-five and 00/100 Dollars (\$465,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,

Steve A. Wallace and E. Kay Wallace

(herein referred to as GRANTORS) does grant, bargain, sell and convey unto

David Downs

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Heatherwood, 4th Sector, 2nd Addition, as recorded in Map Book 12 pages 79, 80 & 81, in the Probate Office of Shelby County, Alabama

Subject to: All Easements, Restrictions and Rights of Way of record.

\$372,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

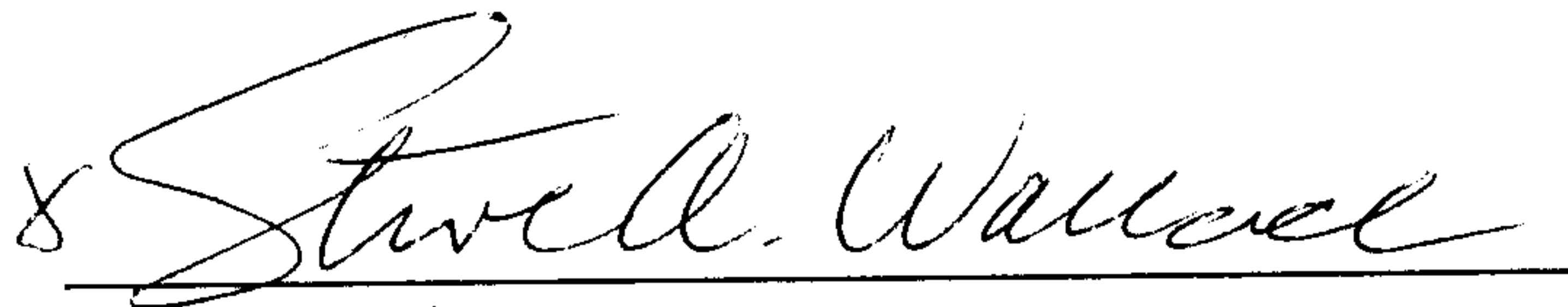
\$46,500.00 of the consideration was paid from a second mortgage loan closed simultaneously

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever. herewith

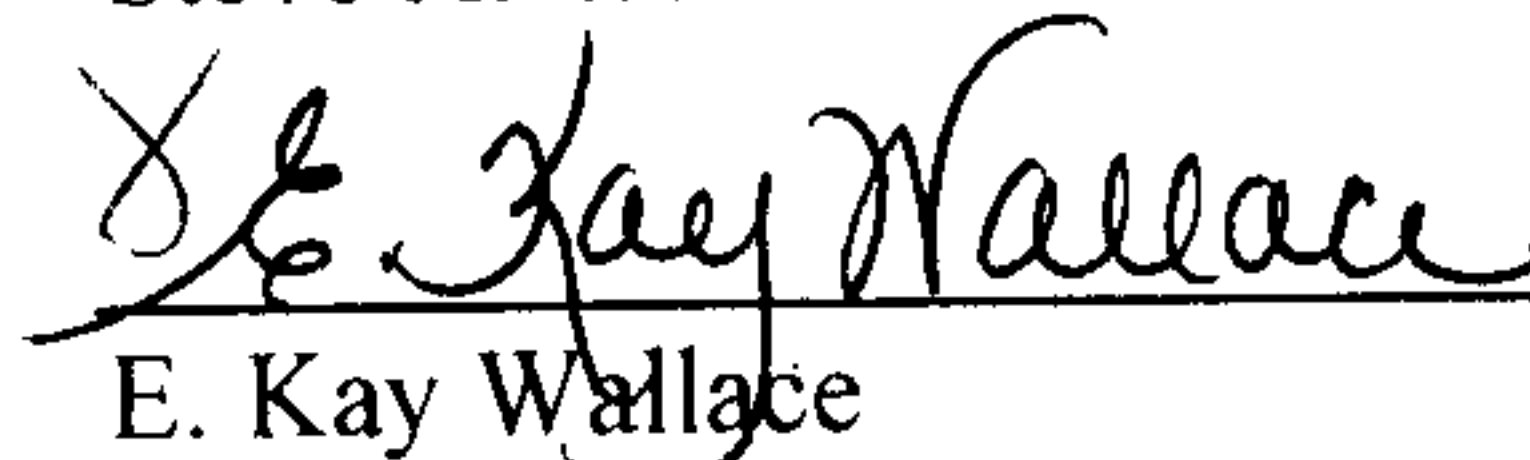
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her signature and seal, this the 28th day of May, 2010.



Steve A. Wallace



E. Kay Wallace

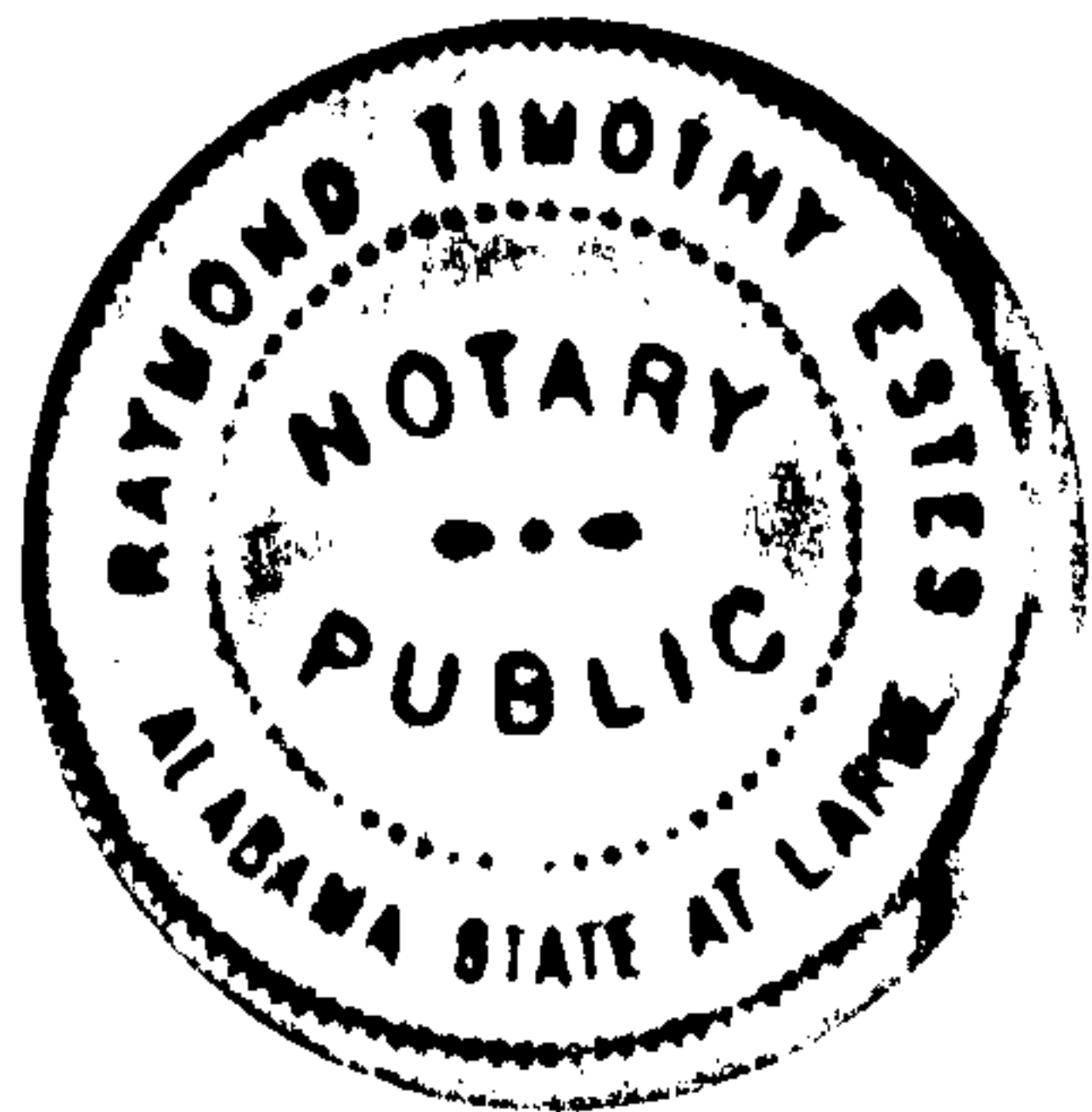
STATE OF ALABAMA)

State of Alabama
Deed Tax : \$93.00

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve A. Wallace and E. Kay Wallace, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May, 2010.





Notary Public - R. Timothy Estes

My Commission Expires: July 11, 2011