

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Elizabeth A. Ponder  
5332 Riverbend Trail  
Hoover, AL 35244

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two hundred thirty six thousand nine hundred and no/100 (\$236,900.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Roger M. Wheeler, an unmarried man and Nancy M. Wheeler, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Elizabeth A. Ponder** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

*RW* 39  
*NM* Lot ~~32~~, according to the Survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, Pages 44, 45, 46 and 47, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$189,520.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 28<sup>th</sup> day of July, 2010.

Roger M. Wheeler

Roger M. Wheeler

by his agent and attorney in fact,  
Christopher Wheeler

Christopher Wheeler

Nancy M. Wheeler  
Nancy M. Wheeler

Shelby County, AL 08/03/2010

State of Alabama

Deed Tax : \$47.50

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Christopher Wheeler, whose name as Attorney in Fact for Roger M. Wheeler 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 this conveyance, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of July, 2010.

KELLY B. FURGERSON  
Notary Public - Alabama State At Large  
My Commission Expires 10/27/2010

Kelly B. Furgerson  
Notary Public  
My Commission Expires: 10-27-2010

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Nancy M. Wheeler** 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28<sup>th</sup> day of July, 2010.

KELLY B. FURGERSON  
Notary Public - Alabama State At Large  
My Commission Expires 10/27/2010

Kelly B. Furgerson  
Notary Public  
My Commission Expires: 10-27-2010