

Send tax notice to:

MATTHEW SEAN CLARKE
3105 BROOKHILL DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2010288

Shelby County, AL 08/04/2010

State of Alabama

Deed Tax : \$29.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty-Six Thousand and 00/100 Dollars (\$286,000.00) in hand paid to the undersigned, RAYMOND A. WALSH, JR., a married man and SHARON RODATZ, a married woman (hereinafter referred to as "Grantors") by MATTHEW SEAN CLARKE and RHIANNON LYDIA CLARKE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 28, ACCORDING TO THE SURVEY OF AMENDED MAP PHASE I MEADOW BROOK SIXTEENTH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 151 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR(S) NOR THEIR RESPECTIVE SPOUSE(S).

GRANTORS ARE THE DEVISEES UNDER THE WILL OF DOROTHY B. WALSH, DECEASED, CASE NO. PR 2009-000084 AND THAT DOROTHY WALSH WAS THE SURIVING GRANTEE OF DEED RECORDED IN REAL VOLUME 78, PAGE 165. THE OTHER GRANTEE, RAYMOND A. WALSH, HAVING DIED ON OR ABOUT THE 16TH DAY OF JANUARY, 1996.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 62, PAGE 562 AND REAL VOLUME 66, PAGE 318.
4. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL VOLUME 73, PAGE 767 AND REAL VOLUME 75, PAGE 613.

\$257,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 22nd day of July, 2010.

Raymond A. Walsh, Jr.
RAYMOND A. WALSH, JR.
Sharon Rodatz
SHARON RODATZ

STATE OF AL
COUNTY OF Clay

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that SHARON RODATZ, whose name is signed to the foregoing instrument, and
who is known to me, acknowledged before me on this day, that, being informed of the
contents of the said instrument, she executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 22nd day of July, 2010.

Denise M Ball
Notary Public
Print Name: Denise M Ball
Commission Expires: 7-23-2010

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that RAYMOND A. WALSH, JR., whose name is signed to the foregoing
instrument, and who is known to me, acknowledged before me on this day, that, being
informed of the contents of the said instrument, she executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this the 22nd day of July, 2010.

Charles S. Stewart, Jr.
Notary Public
Print Name: Charles S. Stewart, Jr.
Commission Expires: 4-13-12

CHARLES S. STEWART, JR.
NOTARY PUBLIC
ALABAMA
APRIL 13 2012