


THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

James O. Shelton
Patricia Shelton
117 Grandview Parkway
Maylene, AL 35111

STATE OF ALABAMA)
COUNTY OF SHELBY)


20100917000305150 1/2 \$79.00
Shelby Cnty Judge of Probate, AL
09/17/2010 10:18:45 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Sixty-Three Thousand Eight Hundred and No/100 Dollars (\$63,800.00) to the undersigned grantor, MortgageAmerica, Inc., a corporation ("Grantor"), in hand paid by James O. Shelton and Patricia Shelton ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantees as joint tenants, with right of survivorship (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14, Block 6, according to the map and survey of Green Valley, Third Sector, as recorded in Map Book 6, at Page 113, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Ad Valorem Taxes due for the year 2010, a lien but not yet payable; (2) Building setback line of 50 feet reserved from Fran Drive as shown by plat; (3) Easements as shown by recorded plat, including 20 foot easement on the southerly side of the land; (4) Restrictions, limitations, conditions and other provisions as set out in Map Book 86, at Page 113, in the Probate Office; (5) Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 126, at Page 175, Deed Book 131, at Page 320, and Deed Book 285, at Page 820, in the Probate Office; (6) Any loss, liability, damage, expense, cost and attorney fee occasioned by the statutory right of redemption from the foreclosure on Kelly M. Stewart by the foreclosure deed dated January 20, 2010, and recorded in Inst. #20100121000020710 in the Probate Office of Shelby County, Alabama, under state and federal law; (7) Mineral and mining rights not owned by Grantor.

TO HAVE AND TO HOLD to the Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs and assigns, that it is lawfully seized in fee simple of the premises; that the premises are free from all encumbrances, except as noted above; that it has a good right to sell and convey the premises as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Deed Tax : \$64.00

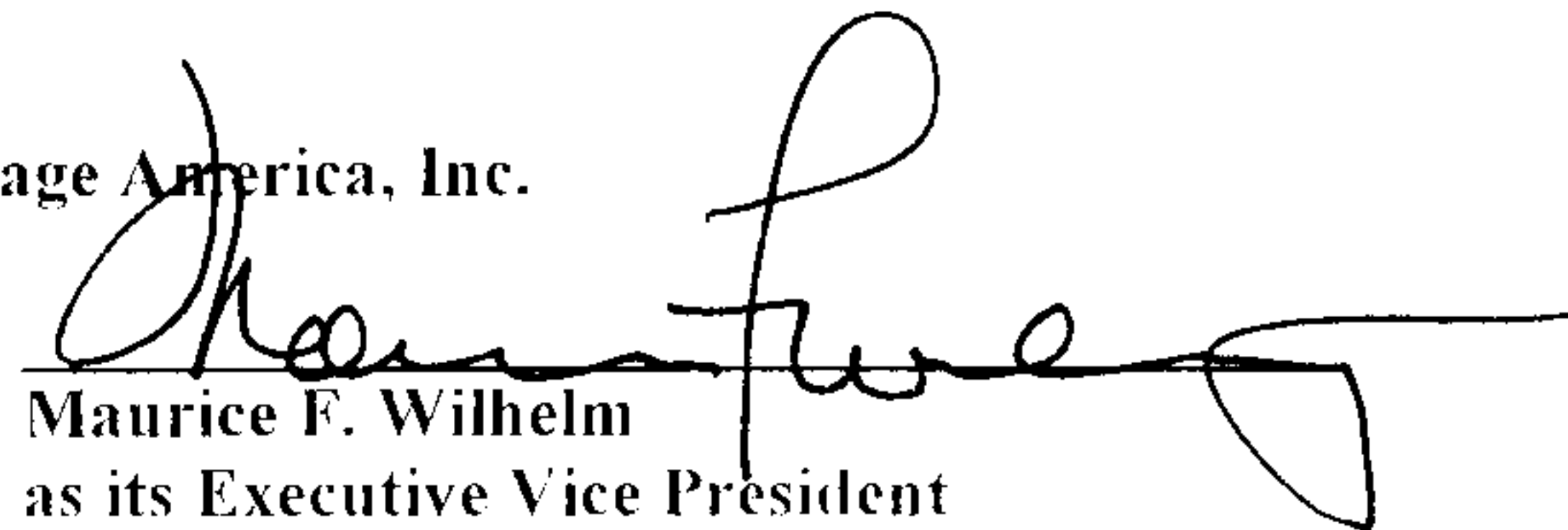
IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this
the 14th day of September, 2010.

WITNESS:



Mortgage America, Inc.

By:



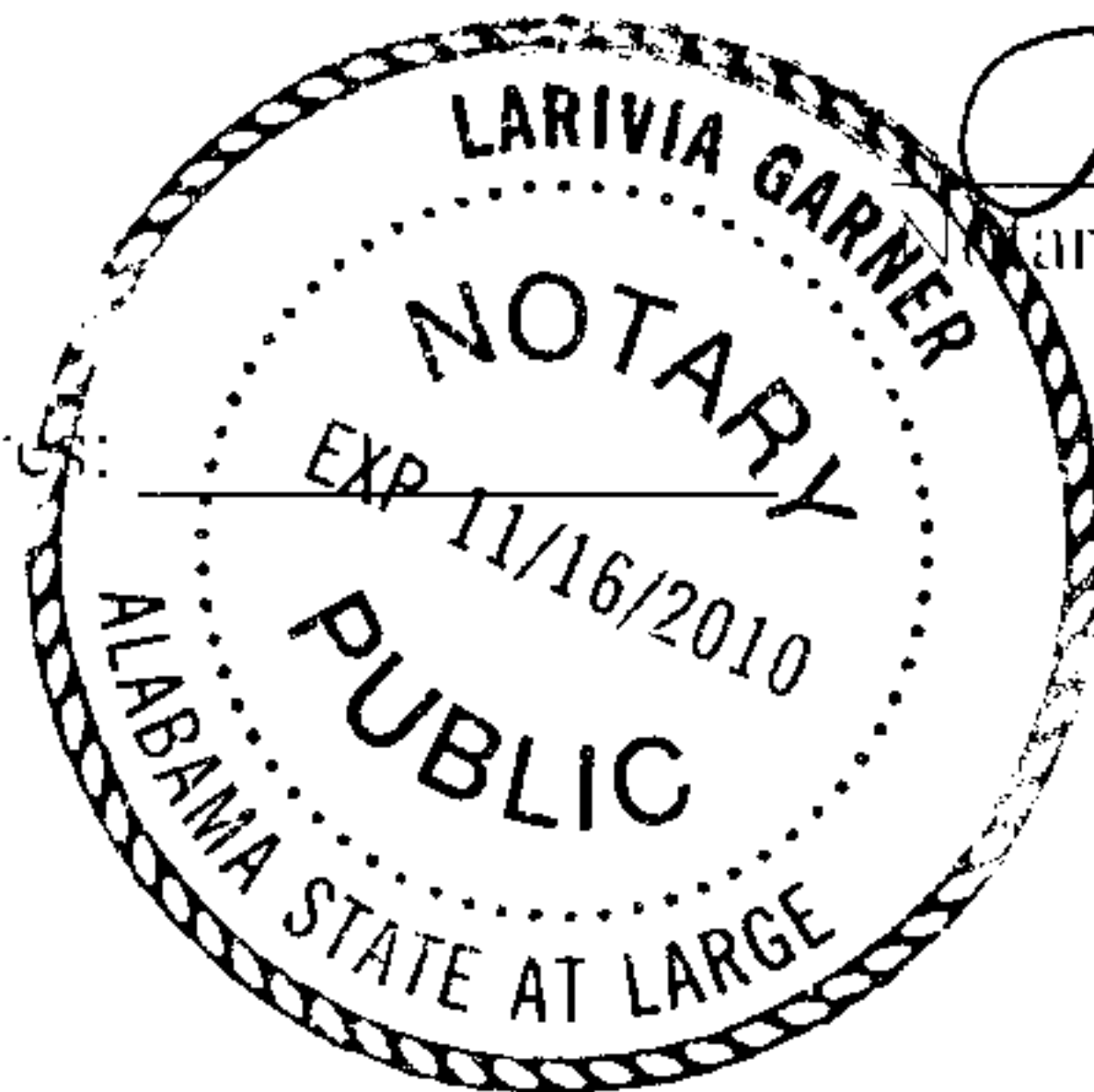
Maurice F. Wilhelm
as its Executive Vice President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maurice F. Wilhelm, as Executive Vice President of MortgageAmerica, Inc., a 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 the 14th day of September, 2010.

My commission expires:



Larivia Garner
Notary Public

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