

State of Alabama)
Shelby County)

20101025000356180 1/1 \$78.00
Shelby Cnty Judge of Probate, AL
10/25/2010 01:19:07 PM FILED/CERT

Statutory Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **Sixty-six thousand and no/100 Dollars (\$66,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **MortgageAmerica, Inc., a Delaware Corporation (Grantor)** does grant, bargain, sell and convey unto **1437 STONEYKIRK ROAD, L.L.C. (Grantee)** in and to the following described real estate situated in Shelby County, Alabama to wit:

Lot 466, according to the Survey of Stoneykirk at Ballantrae, Phase III, as recorded in Map Book 35, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

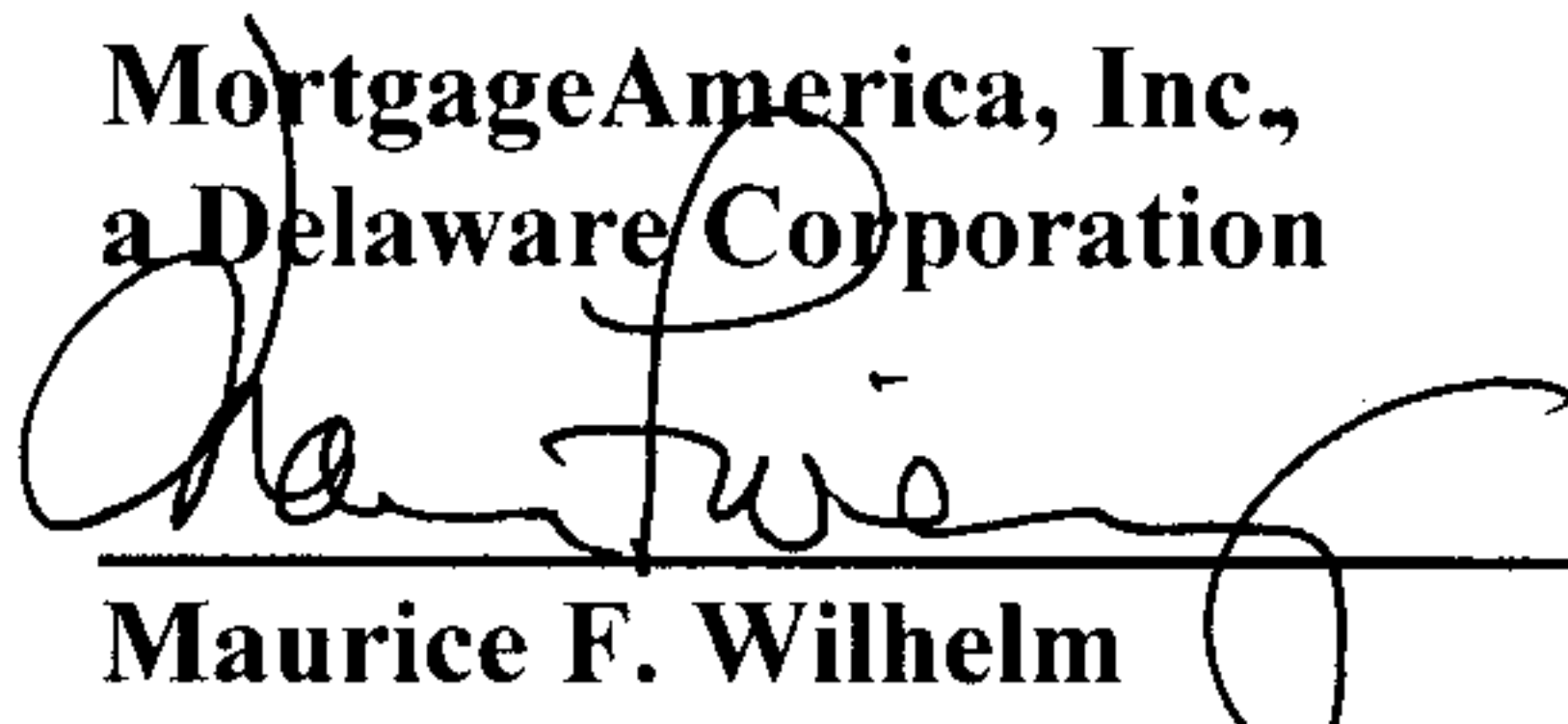
- **Ad Valorem Taxes Due October 1, 2011.**
- **Easements, restrictions and setback lines as shown on recorded map.**
- **Declaration of Protective Covenants as recorded in Instrument # 20050502000209350.**
- **Restrictive covenants and grant of land easement for underground facilities to Alabama Power Company, as recorded in Instrument # 20050801000383320.63, Page 338.**

All rights outstanding by reason of statutory right of redemption from the foreclosure of that certain mortgage given by Stacy L. Griggs and Michael Lee Griggs to Mortgage Electronic Registration Systems, Inc., as Nominee for MortgageAmerica, Inc., recorded in Instrument # 20090223000064730, re-recorded in Instrument # 20090424000151810 and being transferred and assigned to MortgageAmerica, Inc. by instrument recorded in Instrument # 20100510000146600 in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosure deed to MortgageAmerica, Inc., a Delaware corporation, recorded in Instrument # 20100609000182270, in said Probate Office.

TO HAVE AND TO HOLD unto the said Grantee ITS heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the 22 day of October, 2010.

**MortgageAmerica, Inc.,
a Delaware Corporation**

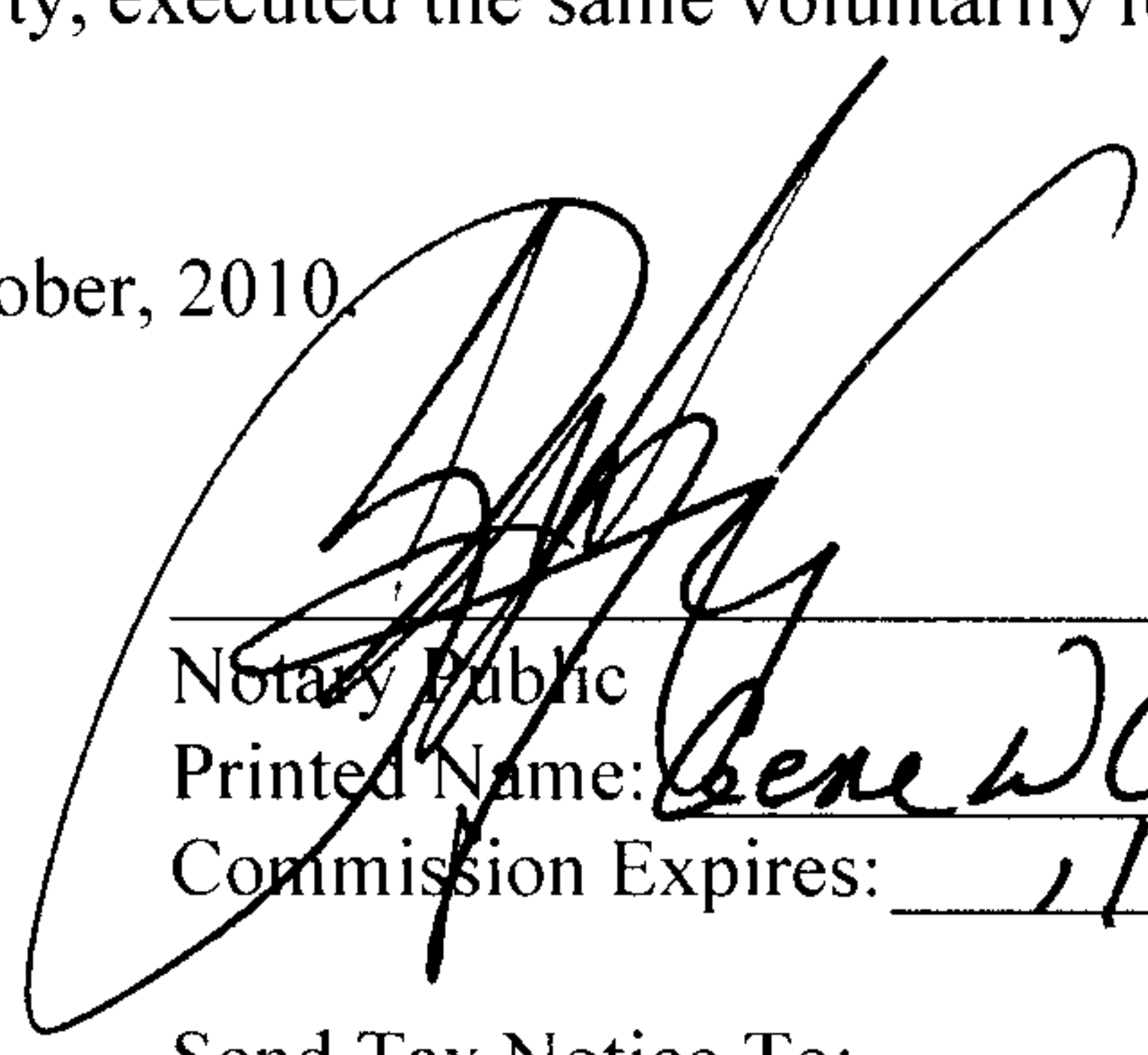

**Maurice F. Wilhelm
Executive Vice President**

Shelby County, AL 10/25/2010
State of Alabama
Deed Tax : \$66.00

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Maurice F. Wilhelm, whose name as Executive Vice President, is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 seal this 22 day of October, 2010.


Notary Public
Printed Name: Gene W. Gray, Jr.
Commission Expires: 11-5-10

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway,
Suite 338
Birmingham, AL 35209
205 879 3400

Send Tax Notice To:
1437 STONEYKIRK ROAD, L.L.C.
823 Hwy 31
Alabaster, AL 35223
#-14-8-28-2-006-005.000