

Send tax notice to:

JONATHAN C. WALLACE  
176 CALUMET 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

2010577

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars (\$199,900.00) in hand paid to the undersigned, DENISE S. ROMAN, An Unmarried Woman (hereinafter referred to as "Grantors") by JONATHAN C. WALLACE and DEOLINDA DAGLORIA B. WALLACE (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 52, ACCORDING TO THE SURVEY OF CALUMET MEADOW, AS RECORDED IN MAP BOOK 21, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASES OF DAMAGES.
4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 1996-30329.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 109, PAGE 502.
6. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 135, PAGE 126.

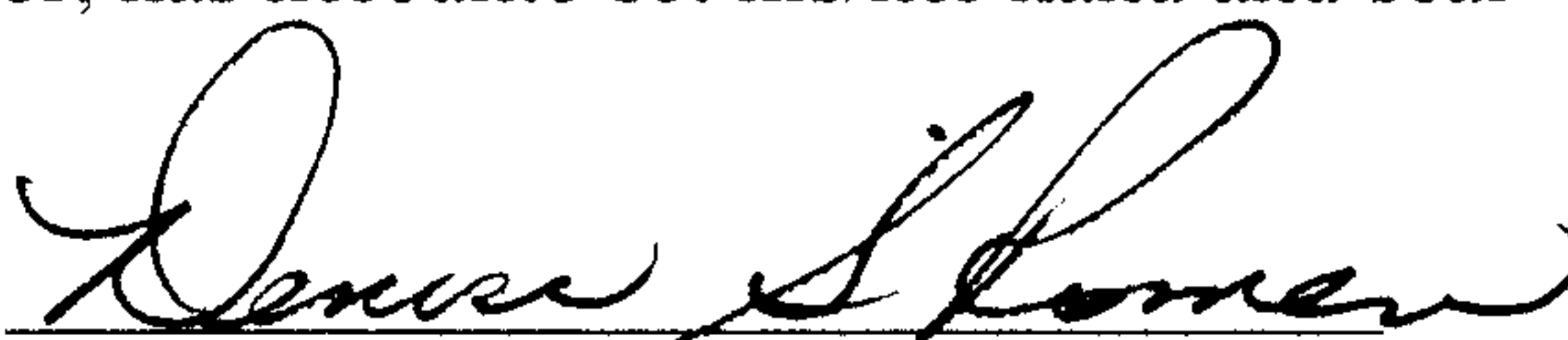
\$181,709.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.



20110114000013840 2/2 \$33.50  
Shelby Cnty Judge of Probate, AL  
01/14/2011 09:09:58 AM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 28th day of December, 2010.

  
DENISE S. ROMAN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that DENISE S. ROMAN, 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 28th day of December, 2010.

