

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Chelsea Herges
261 Cambrian Ridge Trail
Pelham, AL 35124

Warranty Deed

Shelby County, AL 05/18/2011
State of Alabama
Deed Tax: \$3.00

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$107,500.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Chelsea Herges (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$104,774.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Eric S. Oswalt and Krista Oswalt, husband and wife has/have hereunto set his/her/their hand(s) and seal(s), this 11th day of May, 2011.

Eric S. Oswalt
Eric S. Oswalt
Krista Oswalt
Krista Oswalt

State of Arizona
MARICOPA County

I, the undersigned, a notary for said County and in said State, hereby certify that Eric S. Oswalt and Krista Oswalt, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 11th day of May, 2011.

Kathleen E. York
Notary Public
Commission Expires SEPTEMBER 24, 2014





20110518000148160 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/18/2011 12:17:43 PM FILED/CERT

EXHIBIT "A"
Legal Description

Lot 23, according to the Survey of Cambrian Ridge, as recorded in Map Book 21, Page 8, in the Probate Office of Shelby County, Alabama.