

Send tax notice to:  
A. Winston Frederick  
Jacqueline M. Frederick  
10 S Forty Road  
Alabaster, AL 35007

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

NTC1100128

State of Alabama  
County of Shelby

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Thousand Five Hundred and 00/100 Dollars (\$130,500.00) in hand paid to the undersigned **Melanie R. Eveland and Britton Eveland, Wife and Husband** (hereinafter referred to as "Grantors"), by **A. Winston Frederick and Jacqueline M. Frederick** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 10, according to the map of South Forty, a residential subdivision, as recorded in Map Book 11, Page 102, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2010 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$103,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Melanie R. Eveland and Melanie R. Pellatiro are one and the same person.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

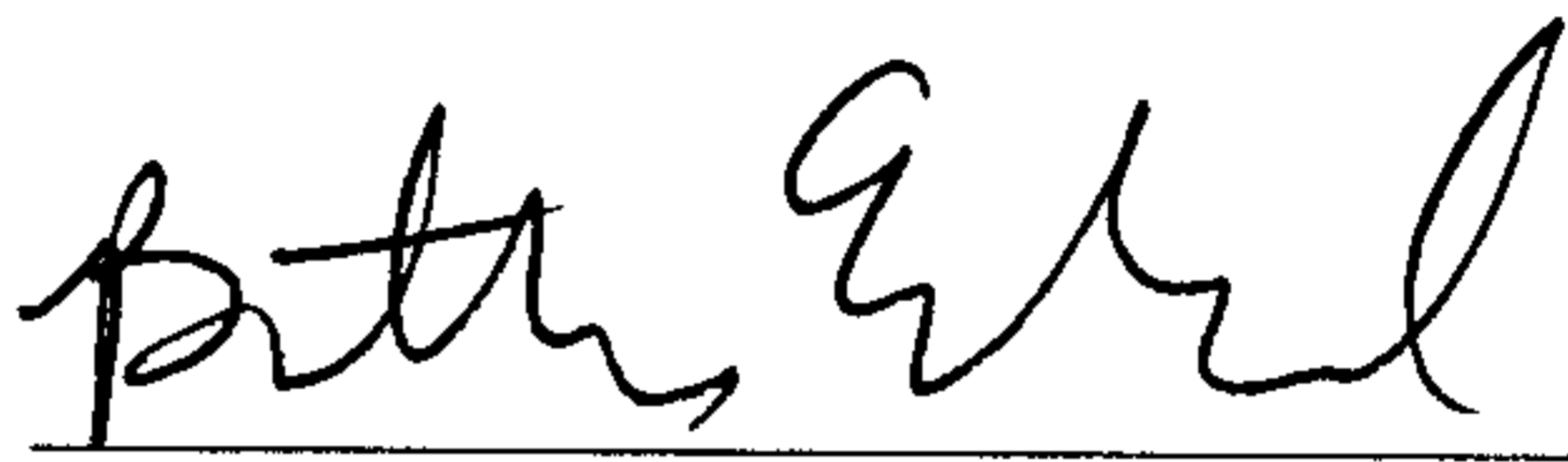
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.



20110525000155520 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
05/25/2011 01:19:22 PM FILED/CERT

IN WITNESS WHEREOF, Grantors Melanie R. Eveland and Britton Eveland have hereunto set their signatures and seals on May 23, 2011.

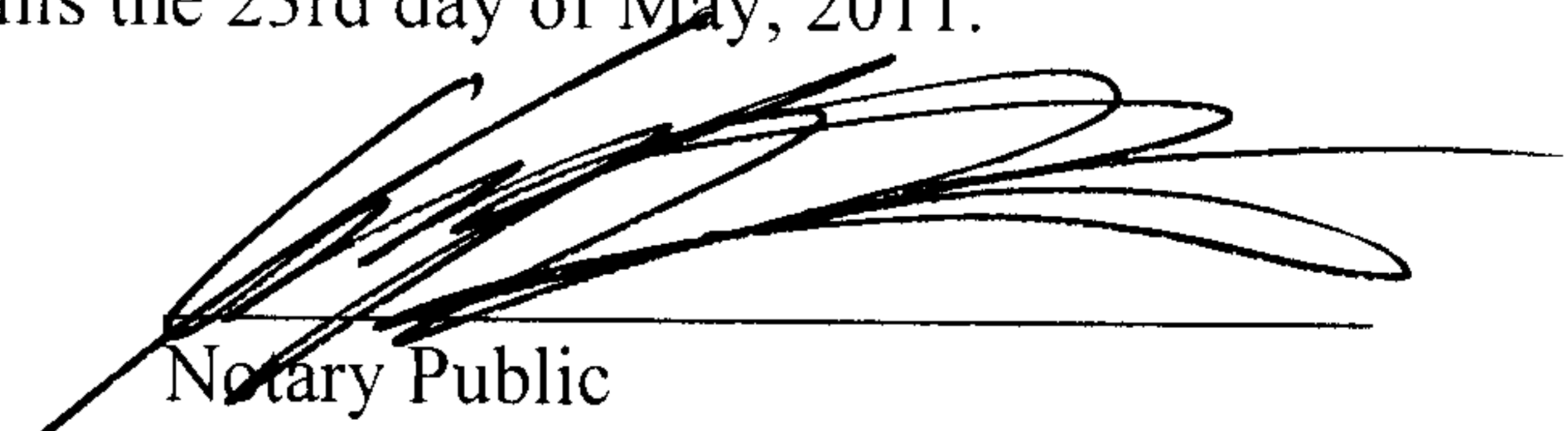
  
\_\_\_\_\_  
Melanie R. Eveland

  
\_\_\_\_\_  
Britton Eveland

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melanie R. Eveland and Britton Eveland, wife and husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of May, 2011.

  
\_\_\_\_\_  
Notary Public

Print Name:  
Commission Expires:

(NOTARIAL SEAL)

