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Shelby Cnty Judge of Probate, AL  
02/10/2012 12:31:17 PM FILED/CERT

FRS File No.: 678273

Customer File No.: 2011-12917

### WARRANTY DEED

THE STATE OF ALABAMA  
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Sixty-Six Thousand Five Hundred and No/100 (\$266,500.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, James E. Hillegass III and Sheree P. Hillegass, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

of National Residential Nominee Services Inc.

(herein referred to as GRANTEE), its heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 4, according to the Survey of Meadow Brook 3rd Sector, as recorded in Map Book 7, page 66, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements and restrictions of record.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 4936 Meadow Brook Road, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, its heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, its heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, its heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 29<sup>th</sup> day of December, 2011.

James E. Hillegass III (Seal)  
James E. Hillegass III

Sheree P. Hillegass (Seal)  
Sheree P. Hillegass

THE STATE OF Alabama  
COUNTY OF Cullman }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James E. Hillegass III married to Sheree P. Hillegass (fill in marital status) whose name 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, I executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 29<sup>th</sup> day of December, 2011.

Jiffany Wright (Seal)  
Notary Public

11-1-2014  
My Commission Expires

THE STATE OF Alabama  
COUNTY OF Cullman }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sheree P. Hillegass married to James E. Hillegass III (fill in marital status) whose name 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, I executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 29<sup>th</sup> day of December, 2011.

Jiffany Wright (Seal)  
Notary Public

11-1-2014  
My Commission Expires

This document prepared by: Terry Chandler, Title Specialist, 7500 N. Dallas Parkway, Suite 100, One Legacy Circle, Plano, TX 75024