

12-285
Dustin Wallace
1856 King Charles Ct, Alabaster, AL 35007

20120511000167030 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
05/11/2012 02:38:36 PM FILED/CERT

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty-Five Thousand and 00/100 Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we, Barry A. Gardebled and Patricia A. Gardebled, Husband and Wife, herein referred to as grantor does grant bargain, sell and convey unto Dustin Wallace (herein referred to as GRANTEE(S), their heirs and assigns, the following described real property situated in the County of Shelby, State of Alabama:

LEGAL DESCRIPTION ATTACHED

Subject to:

1. Taxes for the year 2011 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

3. THIRD PARTY MORTGAGES IN THE AMOUNT OF \$ 131,577.00 and \$4050.00 EXECUTED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the GRANTEE(S), their heirs and assigns that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that I will and my heirs executors and administrators warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF the undersigned has set my hands and seals on this 30 day of April, 2012.

*Barry A. Gardebled by
Randall Williams his
attorney in fact*

BARRY A. GARDEBLED by RANDALL
WILLIAMS His Attorney in Fact

*Patricia A. Gardebled by
Randall Williams her
attorney in fact*

PATRICIA A. GARDEBLED by RANDALL
WILLIAMS Her Attorney in Fact

(STATE OF ALABAMA)
(COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that RANDALL WILLIAMS, whose name as Attorney in Fact for BARY A. GARDEBLED AND PATRICIA A. GARDEBLED is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she in her capacity as Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under by hand and official seal this 30 day of April, 2012.

Notary Public [Signature] Commission Expires: 8-7-2014

PREPARED BY: MICHAEL GALLOWAY 931 Sharit Avenue, #113, Gardendale, Al 35071

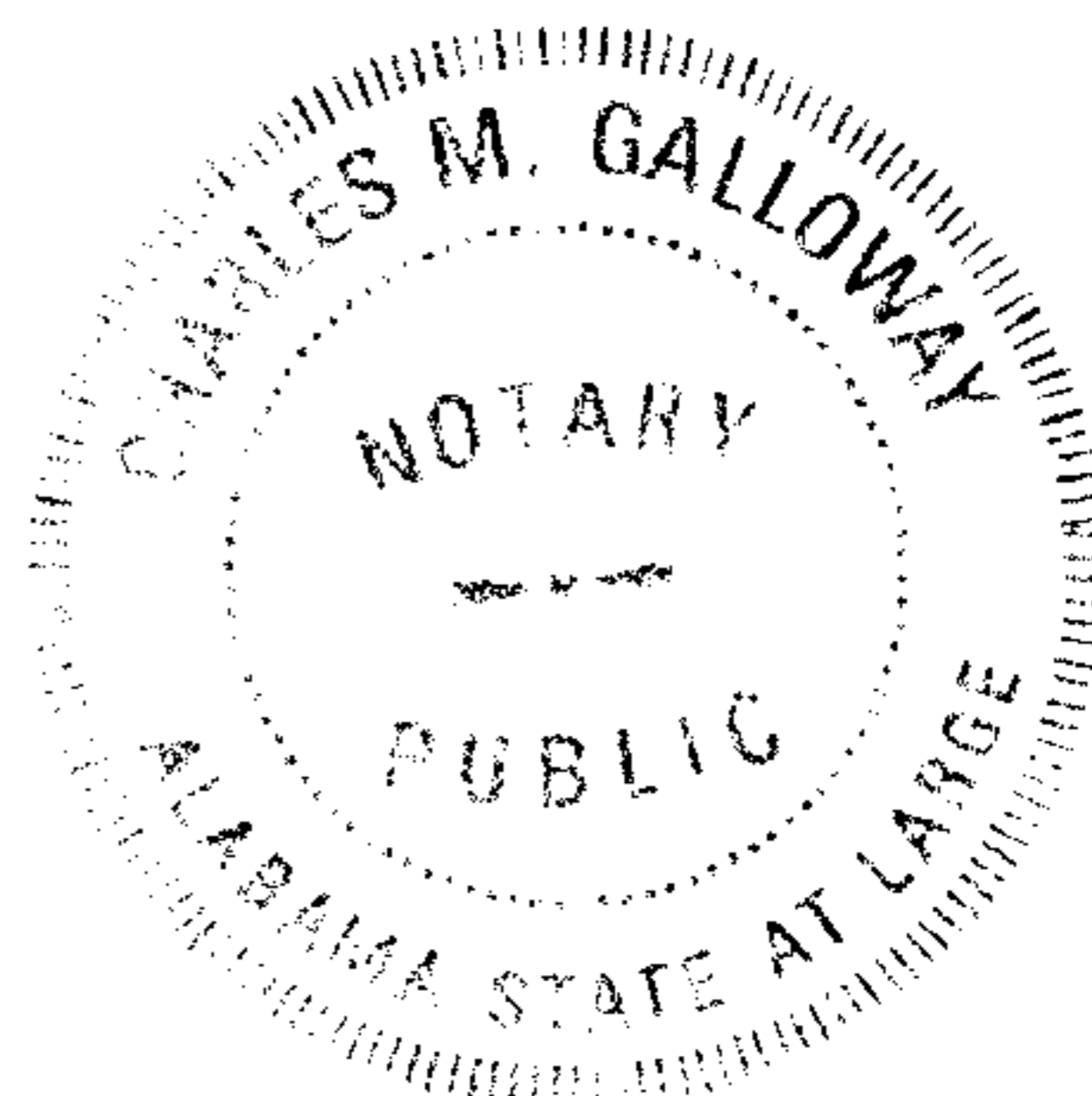


EXHIBIT "A"

Lot 97, according to the survey of Kingwood, Third Addition, as recorded in Map Book 7, Page 26, in the Probate Office of Shelby County, Alabama; LESS AND EXCEPT that portion of said lot described as follows: Begin at the NE corner of Lot 97 and run in a Southeasterly direction along the Easterly line of Lot 97 a distance of 28.77 feet to a point on an old fence line; thence angle right and run Westerly along said fence to a point on the West line of Lot 97 which is 31.86 feet South of the NW corner of Lot 97; thence run North along the West line of said lot, 31.86 feet to the NW corner of said Lot 97; thence run Easterly along the North line of said lot 142.93 feet to the point of beginning.



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Deed Tax:\$3.50