

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Ronda L. Nelson
7518 Spencer Lane
Helena, AL 35080

Warranty Deed

20130304000087940 1/2 \$108.00
Shelby Cnty Judge of Probate, AL
03/04/2013 11:33:17 AM FILED/CERT

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

That in consideration of \$92,900.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Leslie Roper Maddox and Jerry C. Maddox, wife and husband and Willie Roper, a married man, this is not the homestead of Willie Roper or his spouse,, whose mailing address is 249 Parliament Phwy. Maylene, AL 35114 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ronda L. Nelson, whose mailing address is 7518 Spencer Lane, Helena, AL 35080 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 7518 Spencer Lane, Helena, AL 35080; to-wit:

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

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

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; \$92,900.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Leslie Roper Maddox and Jerry C. Maddox, wife and husband and Willie Roper, a married man, this is not the homestead of Willie Roper or his spouse, has/have hereunto set his/her/their hand(s) and seal(s) , this 28th day of February, 2013.

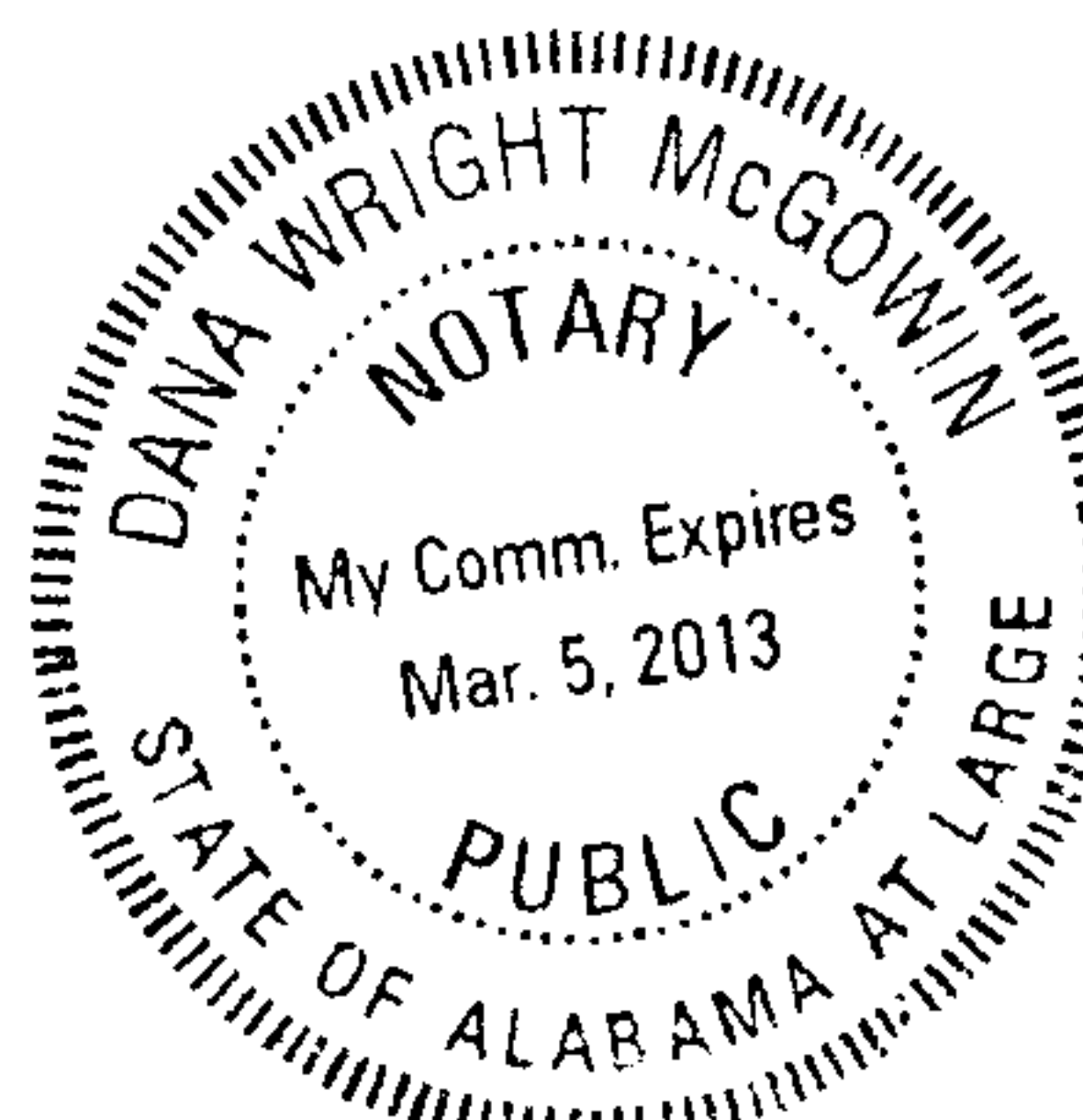
Leslie Roper Maddox
Leslie Roper Maddox
Jerry C. Maddox
Jerry C. Maddox
Willie Roper
Willie Roper

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Leslie Roper Maddox and Jerry C. Maddox, and Willie Roper, whose name is signed to the foregoing instrument, and who is 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 28th day of February, 2013.

[Signature]
Notary Public
Commission Expires 3/5/13



Shelby County, AL 03/04/2013
State of Alabama
Deed Tax: \$93.00

S12-2878


20130304000087940 2/2 \$108.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
Legal Description

Lot 41, according to the Survey of Wyndham Townhomes, as recorded in Map Book 22, Page 124, in the Office of the Probate Judge of Shelby County, Alabama.