FRS File No.: 381838

Customer File No.: 3301632

## WARRANTY DEED

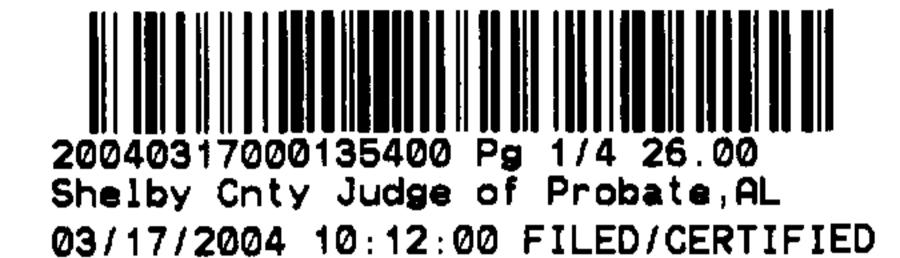
Send Tax Notice To: Jason B. Richardson 129 Jasmine Drive Alabaster, AL 35007

THE STATE OF	Alabama		7
COUNTY OF	<b>Teffexexx</b>	Shelby	

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Tad Hartz and Barbara Hartz, husband and wife, and Ronald J. Hartz and Esther A. Hartz, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

Jason B. Richardson and Stephanie K. Sasan

as joint tenants with rights of survivorship (herein referred to as GRANTEE), their heirs and assigns,



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

State of Alabama County of Shelby

Lot 14, according to the Amended Map of THE MEADOWS, PLAT I, as recorded in Map Book 19, Page 10, in the Probate Office of Shelby County, Alabama.

\$106,875.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 129 Jasmine Drive, Alabaster, AL 35007, 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, their heirs and assigns, forever, as joint tenants with rights of survivorship.

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

IN WITNESS V	WHEREOF, GRANTOR has c	aused this instrument to be	executed on this _	day of
Tad Hartz	(Seal)	Barbara Hartz	Abut	_(Seal)
Ronald J. Hartz	(Seal)	Esther A. Hartz	Man	_(Seal)

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THE STATE OF } COUNTY OF }
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tad Hartz  (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, executed the same voluntarily on the day the same bears date.
GIVEN under my hand and seal this the
Notary Public Cindy L. Smith CARCIAL SEAL THE STATE OF 1/10015 COUNTY OF White side  Notary Public Cindy L. Smith CARCIAL SEAL SMITH COUNTY OF White side  Notary Public Cindy L. Smith CARCIAL SEAL SMITH COUNTY OF White side  Notary Public Cindy L. Smith CARCIAL SEAL SMITH COUNTY OF White side  Notary Public Cindy L. Smith CARCIAL SEAL SMITH COUNTY OF White side of Illinois COUNTY OF White side
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Barbara Hartz  (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, executed the same voluntarily on the day the same bears date.
GIVEN under my hand and seal this the 13 day of February 7000  (Seal)  Notary Public Cincly L. Smith
This document prepared by: Melinda Perez, Document Services Consultant, 10010 San Pedro, Suite 800, San Antonio, TX 78216

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AND STATE OF M

20040317000135400 Pg 4/4 26.00 Shelby Cnty Judge of Probate, AL 03/17/2004 10:12:00 FILED/CERTIFIED

THE STATE OF COUNTY OF Whiteside }
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ronald J. Hartz  (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, executed the same voluntarily on the day the same bears date.
GIVEN under my hand and seal this the day of
Notary Public Cindy L. Smith
THE STATE OF 10015  COUNTY OF White side  CO
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Esther A. Hartz  (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, executed the same voluntarily on the day the same bears date.
GIVEN under my hand and seal this the 13 day of Jebruay, 2004.  (Seal)
Notary Public Cindy L. Smith  This document prepared by: Melinda Perez, Document Services Consultant, 10010 San Pedro, Suite 800, San
Antonio, TX 78216  Antonio, TX 78216