

\$ 321,500.00

WARRANTY DEED



20040924000529180 Pg 1/2 335.50
Shelby Cnty Judge of Probate, AL
09/24/2004 14:28:00 FILED/CERTIFIED

THE STATE OF Alabama }
COUNTY OF Shelby } s.s.

THIS WARRANTY DEED, made and entered into on this, the 27th day of August, 2004, by and between Jay Silvestain and Donna L. Silvestain, husband and wife, as parties of the first part, and RAS Closing Services, LLC, a Delaware Limited Liability Company

as part y of the second part;

WITNESSETH: That the said part ies of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said part y of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said part y of the second part

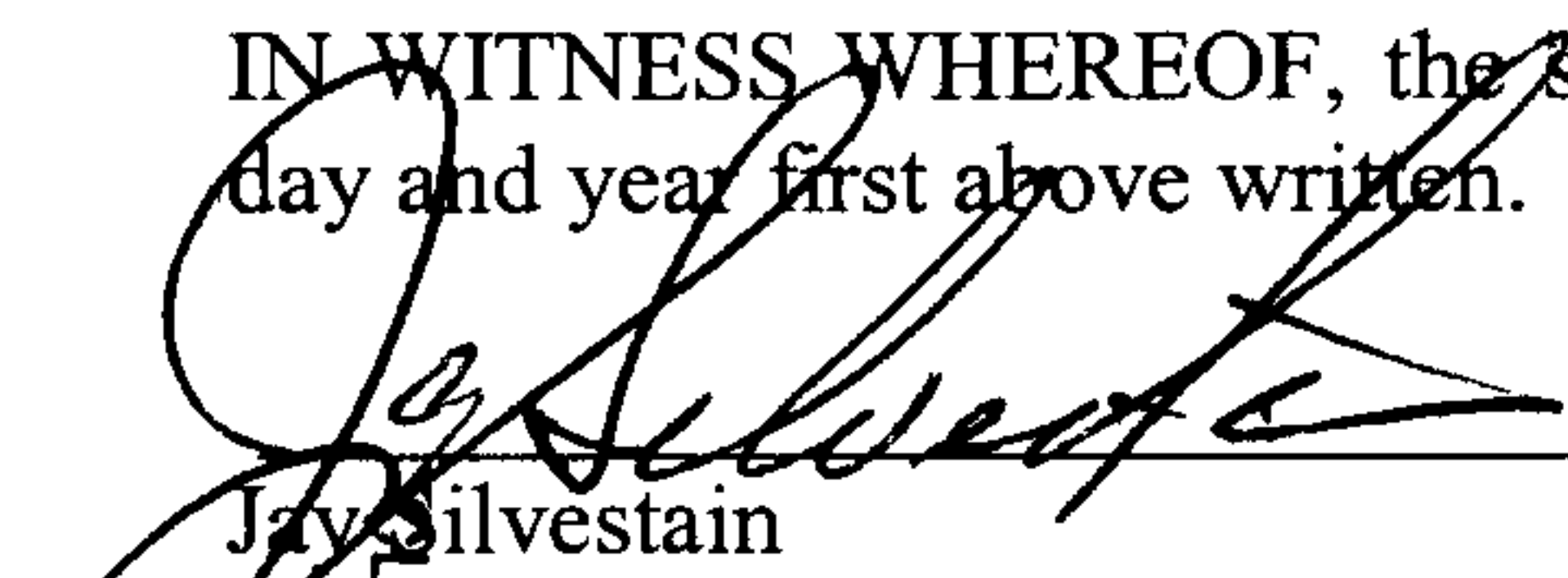
the following described real estate, situated in the County of Shelby State of Alabama, to-wit:

Lot 64, According to the survey of Eagle Point, 12th Sector, Phase III, as recorded in Map Book 24, Page 102, in the Office of the Judge of Probate of Shelby County, Alabama. Being situated in Shelby County, Alabama.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said part y of the second part,

AND THE SAID part ies of the first part hereby covenant with and represent unto the said part y of the second part, its heirs and assigns, that they are seized in fee of the above described property; that they ha ve a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 2004 which are due and payable October 1, 2004 and that they will forever warrant and defend the title to the same and the possession thereof unto the said part y of the second part, its heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said part ies of the first part ha ve hereunto set their hand s and seal s on the day and year first above written.

 (Seal)
Jay Silvestain

 (Seal)
Donna L. Silvestain

RAYTON T. SWEENEY, ATTORNEY AT LAW

THE STATE OF Alabama }
COUNTY OF Shelby } s.s.

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jay Silvestain, 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, has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 27th day of August, 2004.
Sandy Thurmond (Seal)
Notary Public

THE STATE OF Alabama }
COUNTY OF Shelby } s.s.

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donna L. Silvestain, 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, has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 27th day of August, 2004.
Sandy Thurmond (Seal)
Notary Public

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 20, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS**