

20070306000101490 1/2 \$50.00
Shelby Cnty Judge of Probate, AL
03/06/2007 01:27:37PM FILED/CERT

Shelby County, AL 03/06/2007
State of Alabama

Deed Tax: \$36.00

RELI, INC.
The Title & Closing Professionals
2850 Cahaba Road, #140
Mountain Brook, AL 35223

MTB0000033

Send tax notice to:
Whitney Skipper Ruud
814 Greystone Highlands Drive
Birmingham, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Eight Thousand and 00/100 Dollars (\$178,000.00) in hand paid to the undersigned Melanie England Kirby, a married person (hereinafter referred to as Grantors") by Whitney Skipper Ruud and Michael John Ruud (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 43, according to the Amended Map of Greystone Highlands, Phase 2, as recorded in Map Book 19, Page 25, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, RIGHTS OF WAYS, EASEMENTS,
COVENANTS AND CONDITIONS OF RECORD.
MINERAL AND MINING RIGHTS AS RECORDED IN DEED BOOK 4, PAGE 486; DEED
BOOK 4, PAGE 485 AND MAP BOOK 19, PAGE 25.

THE PROPERTY CONVEYED HEREIN NO LONGER CONSTITUTES THE HOMESTEAD OF
THE GRANTOR, NOR THAT OF HER SPOUSE.

\$142,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their
heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs,
executors, administrators and assigns, that they are lawfully seized in fee simple of said premises;
that they are free from all encumbrances except as noted above; that they have a good right to sell
and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall
warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful
claims of all persons.

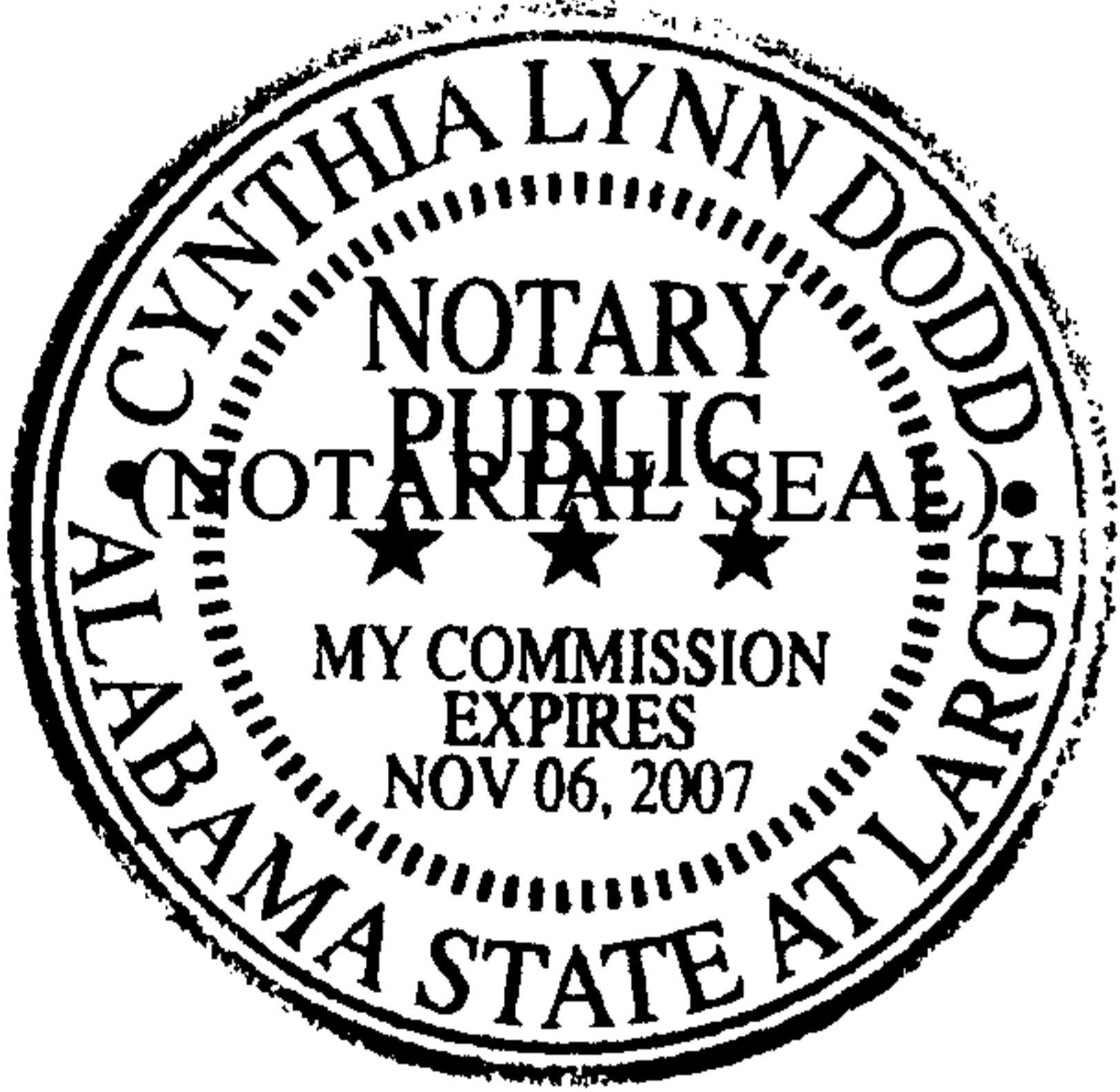
IN WITNESS WHEREOF, Grantor(s) Melanie England Kirby hereunto set their signature(s) and seal(s) on February 28, 2007.

Melanie England Kirby
Melanie England Kirby

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melanie England Kirby, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of FEB 28 2007.



[Signature]

Notary Public
Print Name:
Commission Expires: