

20070405000156680 1/2 \$74.00
Shelby Cnty Judge of Probate, AL
04/05/2007 03:23:50PM FILED/CERT

Reli, Inc.,
The Title & Closing Professionals
2850 Cahaba Road, #140
Mountain Brook, AL 35223
MTB0700082

Send tax notice to:

PATRICK A. NELSON
113 HACKBERRY LANE
CHELSEA, AL 35043

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

STATE OF ALABAMA
COUNTY JEFFERSON

Shelby County, AL 04/05/2007
State of Alabama

WARRANTY DEED

Deed Tax: \$60.00

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of TWO HUNDRED NINETY NINE THOUSAND AND NO/100
***** AND 00/100

(\$ 299,000.00**) in hand paid to the undersigned, GMAC Global Relocation Services, LLC, a Delaware Limited Liability Company, existing under the laws of Delaware (hereinafter referred to as "Grantor") by PATRICK A. NELSON AND NATALIE P. NELSON (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 417, ACCORDING TO THE SURVEY OF YELLOWLEAF RIDGE ESTATES, 4TH SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 125, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
RESTRICTIONS, BUILDING SETBACK LINES, EASEMENTS, RIGHTS OF WAYS,
COVENANTS AND CONDITIONS AS SHOWN BY RECORDED MAP AND OF
RECORD.
MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.

\$ 239,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE
PROCEEDS OF A MORTGAGE LOAN.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, GMAC Global Relocation Services, LLC, a Delaware Limited Liability Company, existing under the laws of Delaware by Wendy L. Howell its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 1st day of March 2007

GMAC Global Relocation Services,
LLC, a Delaware Limited Liability
Company

By: Wendy L. Howell

ITS Member

STATE OF TX
COUNTY OF Harris

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wendy Howell, whose name as Member of GMAC Global Relocation Services, LLC, a Delaware Limited Liability Company existing under the laws of Delaware is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal this the 1st day of March 2007.

Jacqueline Thomas
Notary Public
Print Name:
Commission Expires:

[NOTARIAL SEAL]

