



20101020000350870 1/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
10/20/2010 01:09:27 PM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**

CRYSTAL A. STEWART  
1445 OAK RIDGE DRIVE  
BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED**

**STATE OF ALABAMA            )**

**SHELBY COUNTY                )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Forty Six Thousand Nine Hundred and 00/100 Dollars (\$246,900.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, William D. Rice and Lucy R. Rice, husband and wife (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto Crystal A. Stewart (herein referred to as "Grantee"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

**LOT 12, ACCORDING TO THE SURVEY OF OAKRIDGE-2<sup>ND</sup> SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 50 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**



**\*\*\$243,618 OF THE CONSIDERATION SET FORTH HEREIN WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH\*\***

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**TO HAVE AND TO HOLD** unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

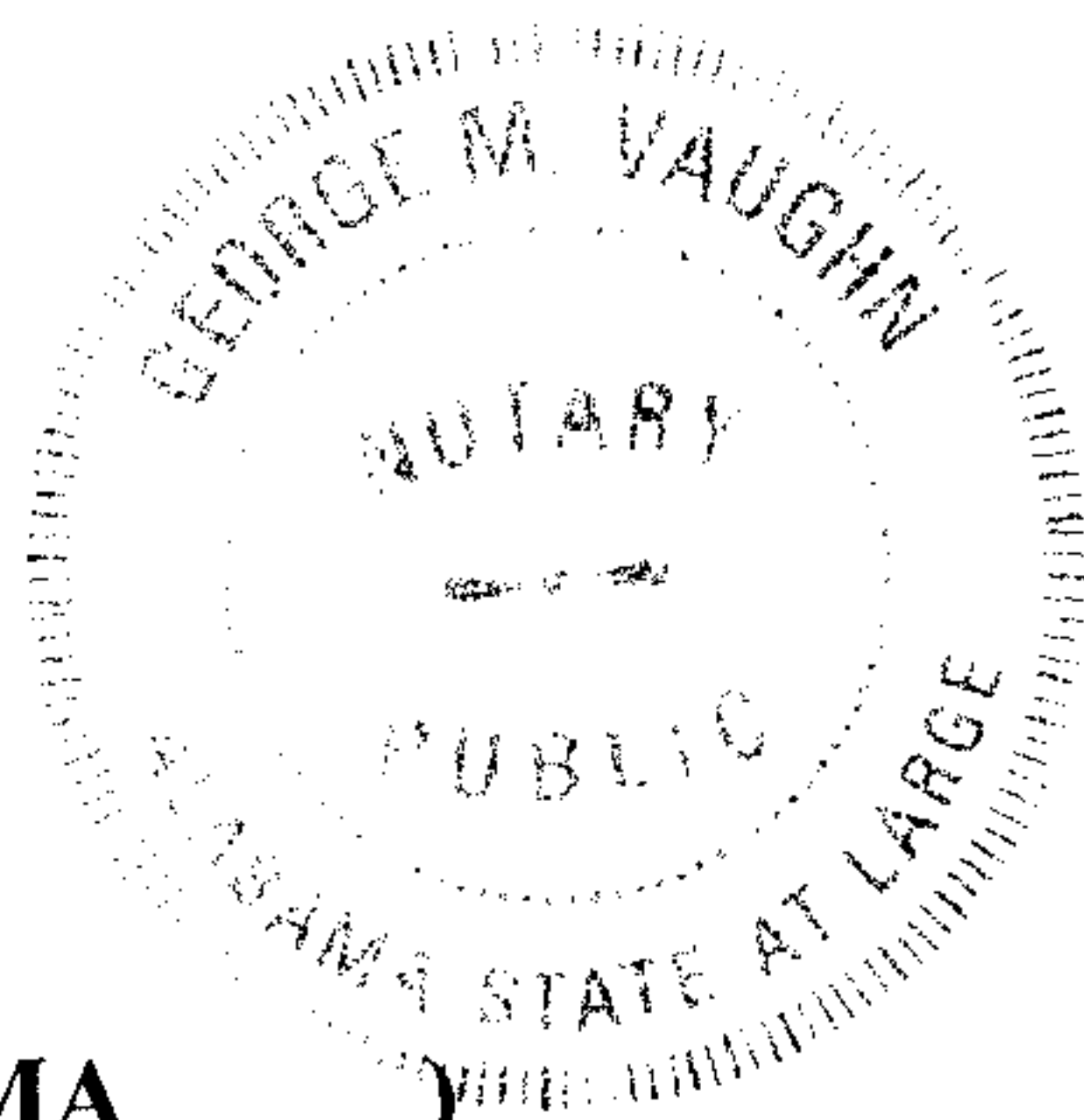
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 28<sup>th</sup> day of SEPTEMBER, 2010.

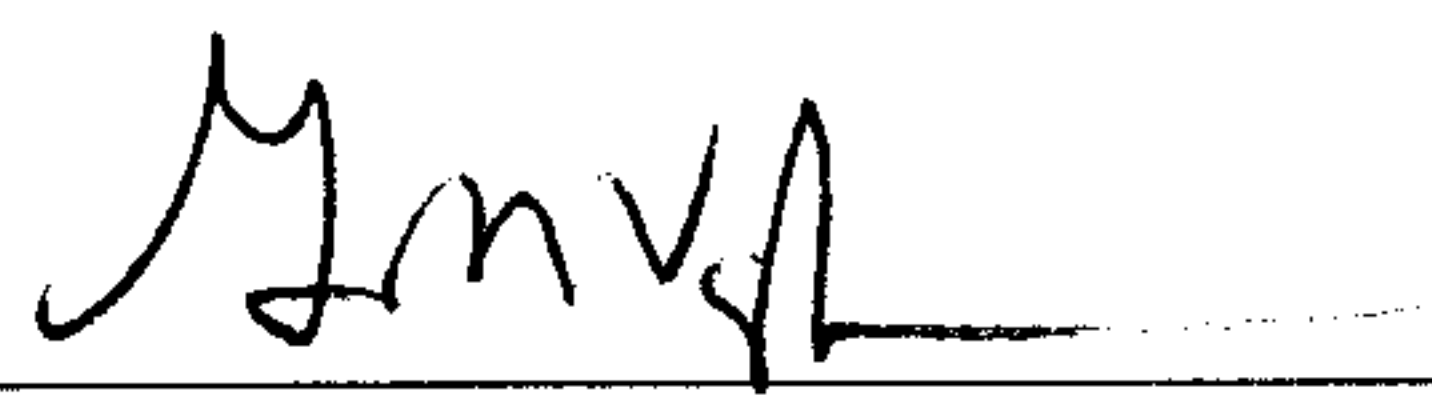
  
\_\_\_\_\_  
WILLIAM D. RICE  
  
\_\_\_\_\_  
LUCY R. RICE

STATE OF ALABAMA       )  
SHELBYCOUNTY        )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WILLIAM D. RICE, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of SEPTEMBER, 2010.



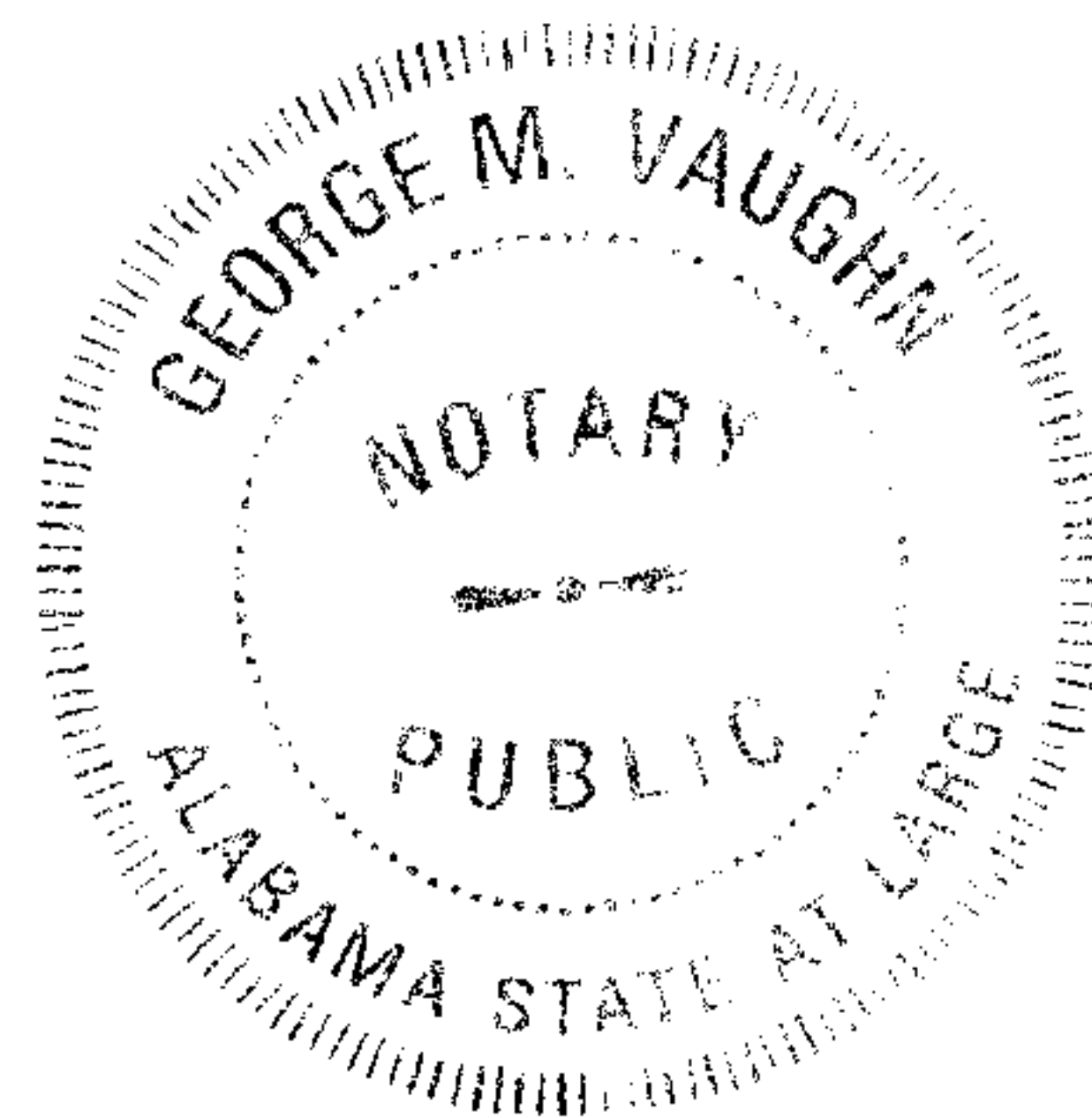
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9.27.2014

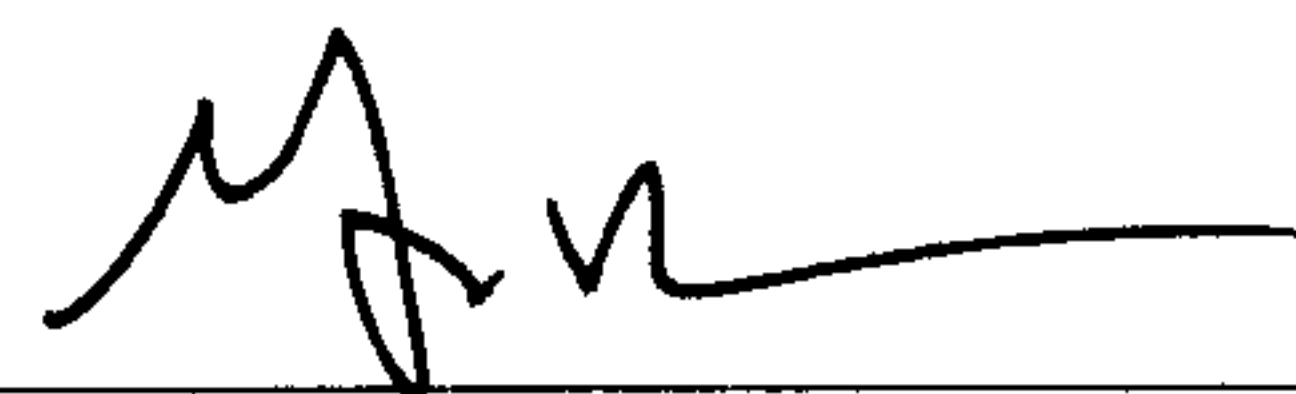
STATE OF ALABAMA       )  
SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LUCY R. RICE, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of SEPTEMBER, 2010.

Shelby County, AL 10/20/2010  
State of Alabama  
Deed Tax : \$3.50



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9.27.2014