

This form provided by

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Ruffner Construction

(Address) 2806 Ruffner Rd Ste 100  
B'ham, AL 35210

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

**WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas**

**STATE OF ALABAMA**

Shelby COUNTY }

**KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of Eighteen Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Sylvia April Roberson, a single woman

(herein referred to as grantor, whether one or more), bargain, sell and convey unto  
Ruffner Construction, LLC

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 2, Block 1, according to the survey of Columbiana Homes, Inc. Subdivision, as  
recorded in Map Book 3, Page 82, in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way  
and permits of record.

Sylvia April Roberson is the sole surviving grantee in deed dated April 28, 1992 and  
recorded in Instrument 1992-6976. The other grantee Cile Roberson having died on or  
about 12-25-96.

Inst # 1999-52363

12/29/1999-52363  
01:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 1999 26.98

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)  
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against  
the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29th  
day of December, 1999

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Sylvia April Roberson (Seal)  
Sylvia April Roberson (Seal)  
\_\_\_\_\_(Seal)

**STATE OF ALABAMA**

Shelby COUNTY }

**General Acknowledgement**

I, the undersigned authority Sylvia April Roberson, a Notary Public in and for said County, in said State, hereby certify that 18 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 29th day of December, A.D., 1999

My Commission Expires: 10/16/2000

Notary Public

James T. Pearson