

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

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 Ninety Five 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,
Terri R. Ruff and husband, Randall N. Ruff

(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Down South Realty, Inc.

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

Lot 2, in Block 3, according to the survey of Oak Mountain Estates, as recorded in
Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way
and permits of record.

Terri Lynn Richards and Terri R. Ruff are one and the same person.

03/16/2001-09361
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 106.00

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 GRANTEE(S),
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 GRANTEE(S), their heirs and assigns forever, against
the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 14th
day of March, 2001.

(Seal)

Terri R. Ruff (Seal)

(Seal)

Randall N. Ruff (Seal)

(Seal)

Randall N. Ruff (Seal)

STATE OF ALABAMA
Shelby _____ **COUNTY** }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terri R. Ruff
and Randall N. Ruff, whose name(s) are signed to the foregoing conveyance who are known to
me, acknowledged before me on this day, that being informed of the contents of the conveyance they
voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of March A.D., 2001.

My Commission Expires: 10/16/04

Notary Public

MM

2001-09361
Inst