

## WARRANTY DEED



20030523000322990 Pg 1/2 329.00  
Shelby Cnty Judge of Probate, AL  
05/23/2003 10:46:00 FILED/CERTIFIED

THE STATE OF Alabama  
COUNTY OF Shelby }

(\$315,000.00)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Robert B. Middleton, husband and wife and Jill S. Middleton, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto **National Residential Nominee Services Inc.**

(herein referred to as GRANTEE), its heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 132, according to the Final Record Plat of Greystone Farms Milners Crescent Sector Phase 2, as recorded in Map Book 21, page 33, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.  
Subject to current taxes, easements and restrictions of record.

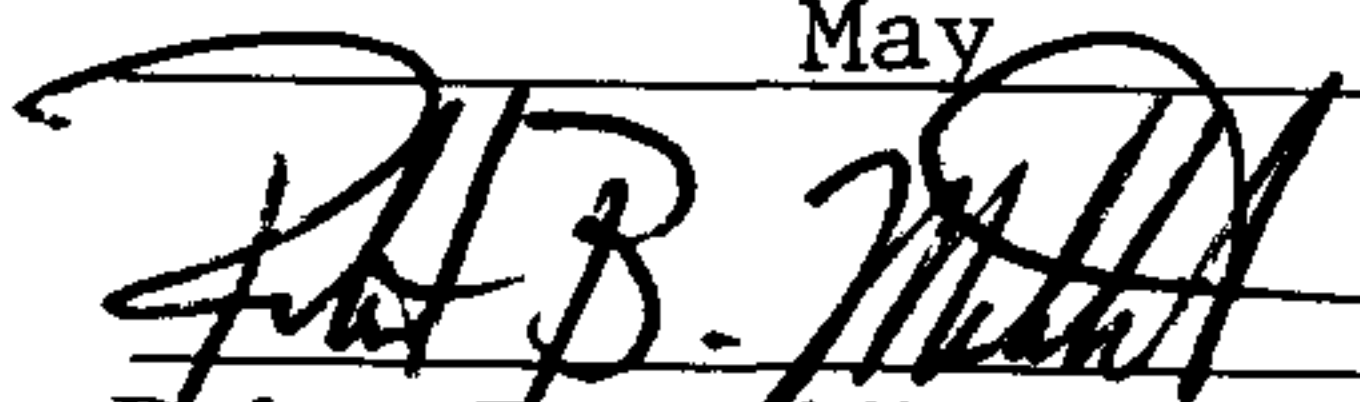
This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

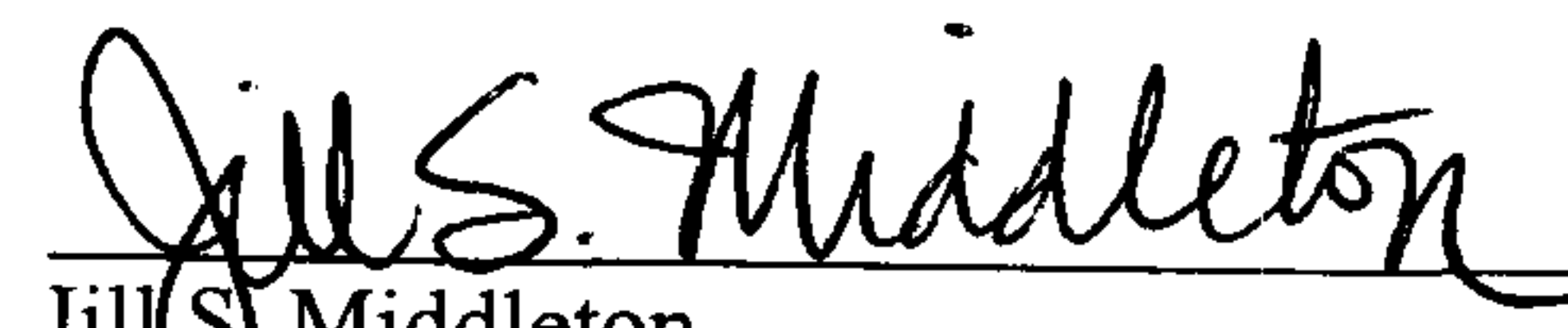
For ad valorem tax appraisal purposes only, the address of the property is 4304 Milner Road, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, its heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, its heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, its heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 19<sup>th</sup> day of May, 2003

  
Robert B. Middleton (Seal)

  
Jill S. Middleton (Seal)

THE STATE OF Alabama }  
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert B. Middleton  
married (fill in marital status) 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 seal this the 19th day of May, 2003.

Judith L. Payne (Seal)  
Notary Public  
Commission Expires 7-30-05

THE STATE OF Alabama }  
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jill S. Middleton  
married (fill in marital status) 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 seal this the 19th day of May, 2003.

Judith L. Payne (Seal)  
Notary Public  
Commission Expires 7-30-05

This document prepared by: Terry Hembree, Title Specialist, 16000 Dallas Parkway, 4th Floor, Dallas, TX 75248