

403981

FRS File No.: 368365

Customer File No.: 1135821

WARRANTY DEED



20040106000010170 Pg 1/2 24.00
 Shelby Cnty Judge of Probate, AL
 01/06/2004 15:20:00 FILED/CERTIFIED

THE STATE OF Alabama }
 COUNTY OF Jefferson }

\$10,000.00

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 GRANTEEES herein, the receipt of which is hereby acknowledged, Jon H. Auerbach and Tanya L. Auerbach, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto National Residential Nominee Services Inc., a Delaware Corporation

(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 78, according to the Survey of the Final Record Plat of Greystone Farms, Milner's Crescent Sector, Phase 3, as recorded in Map Book 23, page 71, in the Probate Office of Shelby County, Alabama.

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 4120 Milner's Lane, 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 15 day of October, 2003.

Jon H. Auerbach (Seal)
 Jon H. Auerbach

Tanya L. Auerbach (Seal)
 Tanya L. Auerbach

THE STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jon H. Auerbach, husband, 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 15th day of October, 2003.

Frenda Cole _____ (Seal)
Notary Public

My Commission Expires
09-17-2005

THE STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tanya L. Auerbach, wife, 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 15th day of October, 2003.

Frenda Cole _____ (Seal)
Notary Public My Commission Expires
09-17-2005

This document prepared by: Tammy Harmon, Title Specialist, 211 N. Broadway, Suite 2270, St. Louis, MO 63102