

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty Eight Thousand  
\$( 128,840.00 ) in hand paid to the undersigned **SIRVA RELOCATION, LLC, A DELAWARE**  
**LIMITED LIABILITY COMPANY**, (herein referred to as **GRANTORS**) in hand paid by

Roman P. Dixon and J. Ashley Dixon

herein referred to as **GRANTEES**, herein the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, GRANT, BARGAIN, SELL and CONVEY unto GRANTEES, as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, ALABAMA, to-wit:

Lot 38, according to the survey of Cedar Grove at Sterling Gate, Sector 1, Phase 1, as recorded in Map Book 22, Page 92, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE 2004 AND THEREAFTER.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO NOT OWNED BY GRANTORS.

RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$ ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The GRANTORS do for themselves, their heirs and assign, covenant with the said GRANTEES, their executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will and their heirs, executors, administrators and assigns forever warrant and defend against the lawful claims of all persons.

*Mike Atchison*

IN WITNESS WHEREOF, \_\_\_\_\_, has hereunto set her hand and seal this  
26<sup>th</sup> day of January, 20 04.

SIRVA RELOCATION, LLC

*Evgeniya Alexandrov*  
GRANTOR *Closing Service Specialist*

STATE OF Ohio  
COUNTY OF Lake

I, the undersigned authority, A Notary Public in and for said State at Large hereby certify that SIRVA RELOCATION, LLC, Grantor, 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/she/they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of January, 20 04.

*Karen A. Hamilton*

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

KAREN A. HAMILTON

Notary Public

In and For the State of Ohio

My Commission Expires

August 13, 2008

Recorded in Lake County

GRANTEE'S ADDRESS:

\_\_\_\_\_  
\_\_\_\_\_

THIS INSTRUMENT PREPARED BY: