

STATE OF ALABAMA)
JEFFERSON COUNTY)

20050124000035320 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
01/24/2005 11:35:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$213,500.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **RONALD L. RUSHING and spouse, SHARLYNN S. RUSHING** (GRANTORS) do grant, bargain, sell and convey unto **MATTHEW HALL and STEPHANIE HALL** (GRANTEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in JEFFERSON COUNTY, ALABAMA to-wit:

LOT 30, ACCORDING TO THE SURVEY OF HEATHER RIDGE, AS RECORDED IN MAP BOOK 17, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2005.

MINERALS AND MINING RIGHTS AS RECORDED IN DEED BOOK 326, PAGE 951.

RESTRICTIONS RECORDED IN INSTRUMENT #1993-8779.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 225, PAGE 224.

RIGHTS OF WAY TO COLONIAL PIPELINE RECORDED IN DEED BOOK 220, PAGE 505 AND DEED BOOK 268, PAGE 817.

TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT #1994-1191.


BUILDING LINES AND EASEMENTS AS SHOWN ON RECORDED MAP.

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

TO HAVE AND TO HOLD unto the said GRANTEES as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTORS do for themselves, their heirs, successors, assigns, and personal representatives covenant with said GRANTEES, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said GRANTEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the 22 day of DECEMBER, 2004.



RONALD L. RUSHING SEAL



SHARLYNN S. RUSHING SEAL

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that **RONALD L. RUSHING and SHARLYNN S. RUSHING** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal of office this 22 day of DECEMBER, 2004.



Notary Public
Commission Expires: 11/09/06

MUST AFFIX SEAL

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY, SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
MATTHEW HALL
STEPHANIE HALL
118 HEATHER RIDGE DRIVE
BIRMINGHAM, AL 35124
13-6-23-3-000-083.019-RR