

Shelby County, AL 03/08/2005
State of Alabama
Real Estate Excise Tax
Deed Tax:\$19.00

CORPORATION WARRANTY DEED

THE STATE OF MISSOURI
COUNTY OF ST. LOUIS CITY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED SEVENTY TWO THOUSAND AND NO/100 ----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, National Residential Nominee Services Inc., a corporation (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto ANNA J. VANDEURSEN AND CHARLES A. VANDEURSEN, WIFE AND HUSBAND, herein referred to as Grantees, whether one or more) as joint tenants with rights of survivorship, the ~~XXXXXX XXXXXX XXX XXXXXX~~ ~~(herein referred to as GRANTOR), the heirs and assigns,~~ following described real estate,

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

See Exhibit "A" Attached

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 7903 Wynwood Lane, Helena, AL 35080, which is the address of the Grantees.

TO HAVE AND HOLD the tract of parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever, 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 terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee,** AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, their

****and if one doesnot survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.**

Simultaneoulsy with the delivery of this deed, grantee executed a purchase money mortgage in the amounty of \$153,000.00 to secure an amount borrowed to finance the above described property.

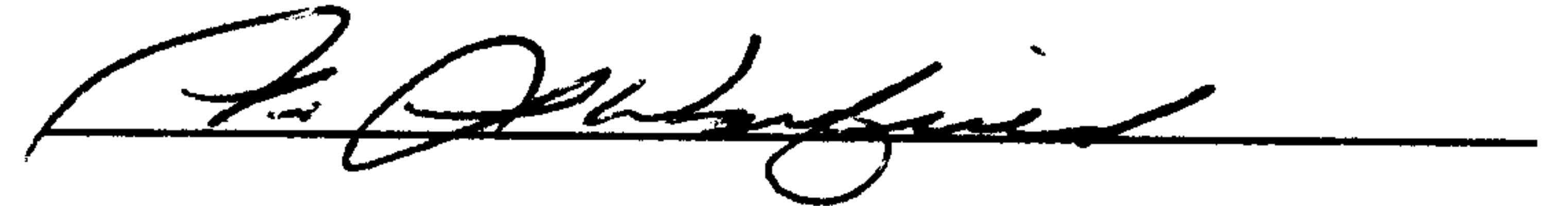
heirs and assigns, and that it will warrant and defend the premises to the said GRANTEE, ~~thei~~heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, National Residential Nominee Services Inc., a corporation, has caused this instrument to be executed in its name and on its behalf by Terri L. Warfield as its Vice President, on this 7th day of February, 2005.

Inc.

National Residential Nominee Services

By:



Printed Name: Terri L. Warfield

Title: Vice President

THE STATE OF MISSOURI
COUNTY OF ST. LOUIS CITY

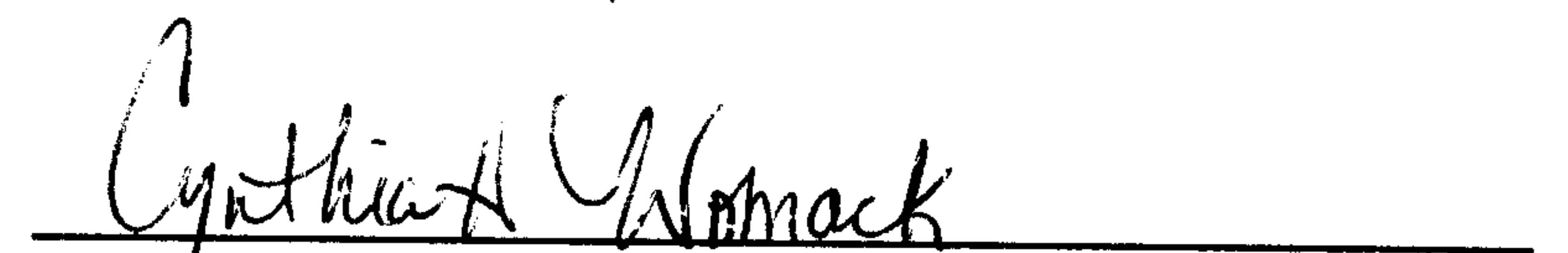
}

I, Cynthia A. Womack, a Notary Public in and for said County and State, do hereby certify that Terri L. Warfield, whose name as Vice President of National Residential Nominee Services Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 7th day of February, 2005.

(Notarial Stamp or Seal)

CYNTHIA A WOMACK
Notary Public - Notary Seal
STATE OF MISSOURI
JEFFERSON COUNTY
MY COMMISSION EXP APR 29 2006


Notary Public
My commission expires: 4/29/06

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



20050308000106650 3/3 \$36.00
Shelby Cnty Judge of Probate, AL
03/08/2005 03:51:44PM FILED/CERT

FRS File No.: 428097

Customer File No.: 1300636 Michael Kirk Graves

EXHIBIT A

Lot 315, according to the map or survey of Wyndham Wynwood Sector, as recorded in Map Book 23, Page 37, in the Probate Office of Shelby County, Alabama.