



20050505000214820 1/2 \$307.50
Shelby Cnty Judge of Probate, AL
05/05/2005 08:41:40AM FILED/CERT

FRS File No.: 434808

Customer File No.: 1658068

WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Shelby

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Ninety-Three Thousand Two Hundred Fifty & No/100's (\$293,250.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, William A. Marshall and Michelle A. Marshall, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, acting by its General Partner, Prudential Homes Corporation of 16260 North 71st Street, 2nd Floor Reception, Scottsdale, AZ 85254

(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 35, according to the Survey of Eagle Point 12th Sector, Phase II, as recorded in Map Book 23, Page 82, in the Probate Office of Shelby County, Alabama; being situated in 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 1210 Eagle Park 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.

Shelby County, AL 05/05/2005
State of Alabama

Deed Tax: \$293.50

CLAYTON T. OWENY, ATTORNEY AT LAW

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 26th day of March, 2005.

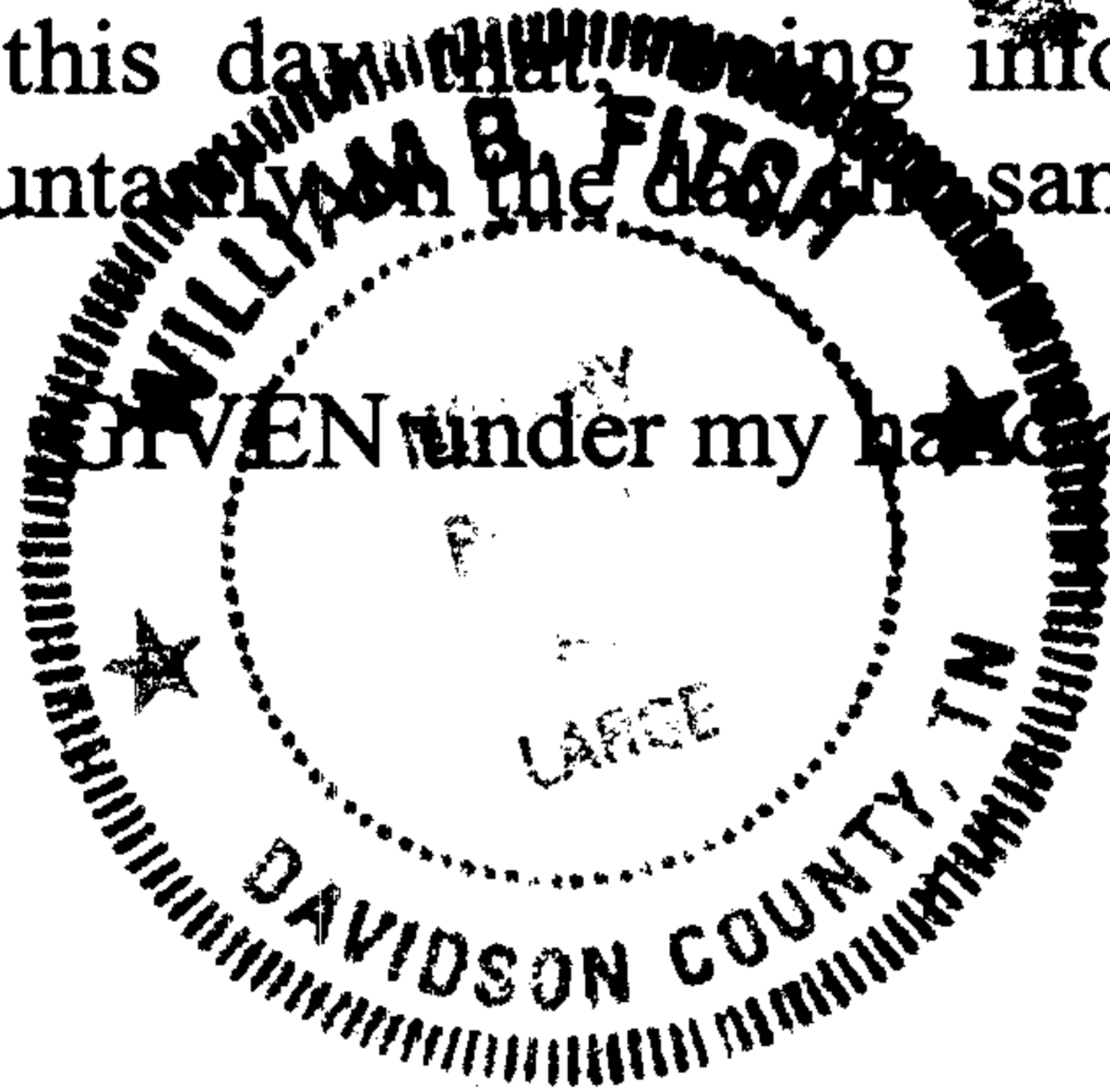
William A. Marshall (Seal)
William A. Marshall

Michelle A. Marshall (Seal)
Michelle A. Marshall

THE STATE OF Tennessee
COUNTY OF Davidson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William A. Marshall 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, X executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 26 day of March, 2005.



William B. Fitch (Seal)
Notary Public

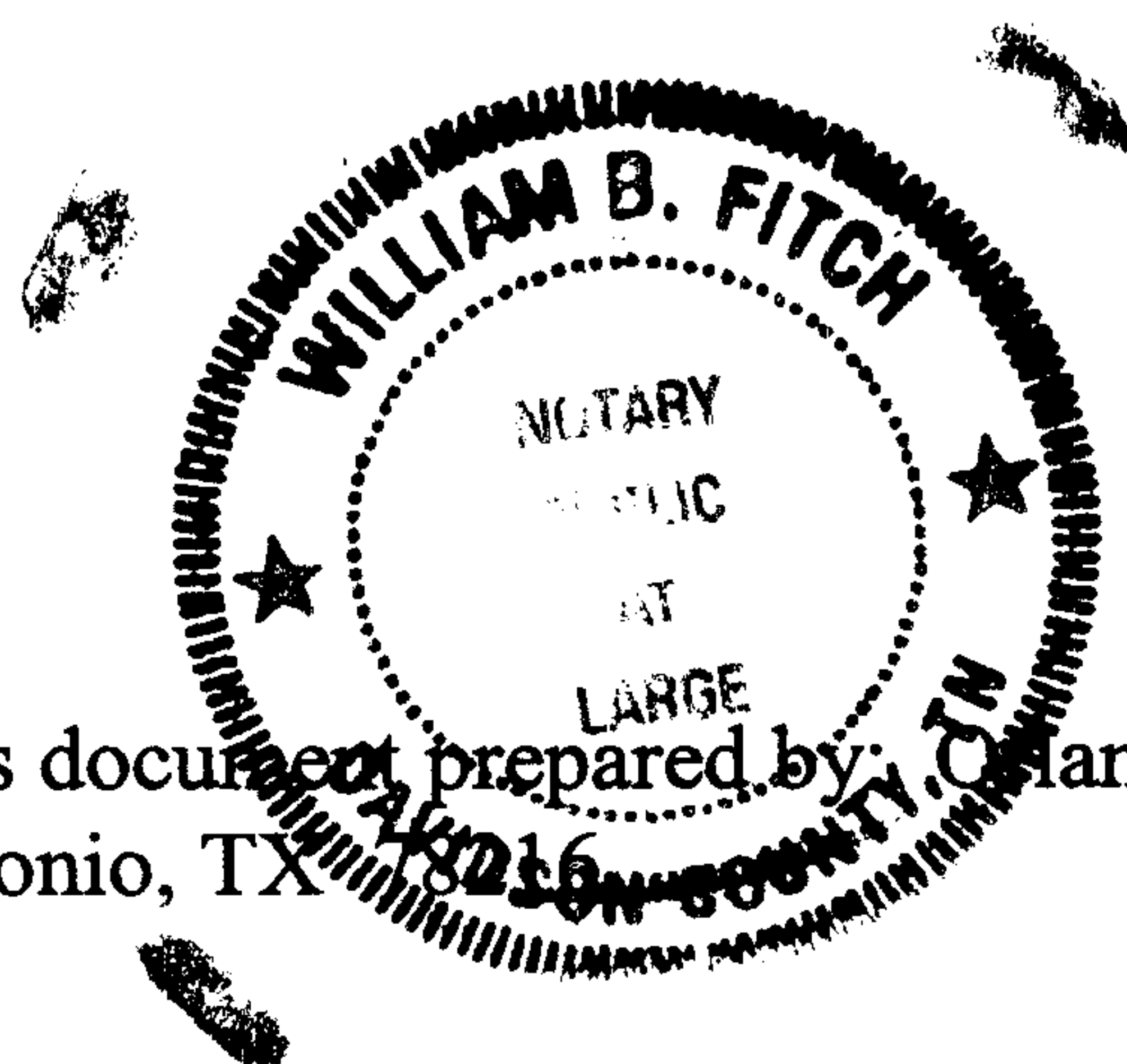
5-24-2008
My Commission Expires

THE STATE OF Tennessee
COUNTY OF Davidson }

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michelle A. Marshall 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, X executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 26 day of March, 2005.



William B. Fitch (Seal)
Notary Public

5-24-2008
My Commission Expires

This document prepared by: Orlando Hernandez, Account Specialist, 10010 San Pedro, Suite 800, San Antonio, TX 78216