



20050525000253700 1/2 \$53.00  
Shelby Cnty Judge of Probate, AL  
05/25/2005 09:09:17AM FILED/CERT

**WARRANTY DEED**

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Gabriela Ruiz  
13210 La Quinta Street  
La Mirada, CA 90638

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred eighty nine thousand five hundred and no/100 (\$189,500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Mark S. Sullivan, an unmarried man and Kimberly S. Ferguson f/k/a Kim Sullivan, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Gabriela Ruiz** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 117, according to the Survey of Old Cahaba, Winter Crest Sector, as recorded in Map Book 24, Page 69, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

Kim Sullivan and Kimberly S. Ferguson are one and the same person.

This property does not constitute the homestead of the grantor, Kimberly S. Ferguson nor her spouse as defined in Section 6-10-3, Code of Alabama (1975).

\$151,600.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 9<sup>th</sup> day of May, 2005.

\_\_\_\_\_

\_\_\_\_\_

Mark S. Sullivan

\_\_\_\_\_

\_\_\_\_\_

Kimberly S. Ferguson f/k/a Kim Sullivan

by his/her agent and attorney-in-fact,

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Mark S. Sullivan, an unmarried man** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9<sup>th</sup> day of May, 2005.

\_\_\_\_\_  
Notary Public  
My Commission Expires: 02-25-09

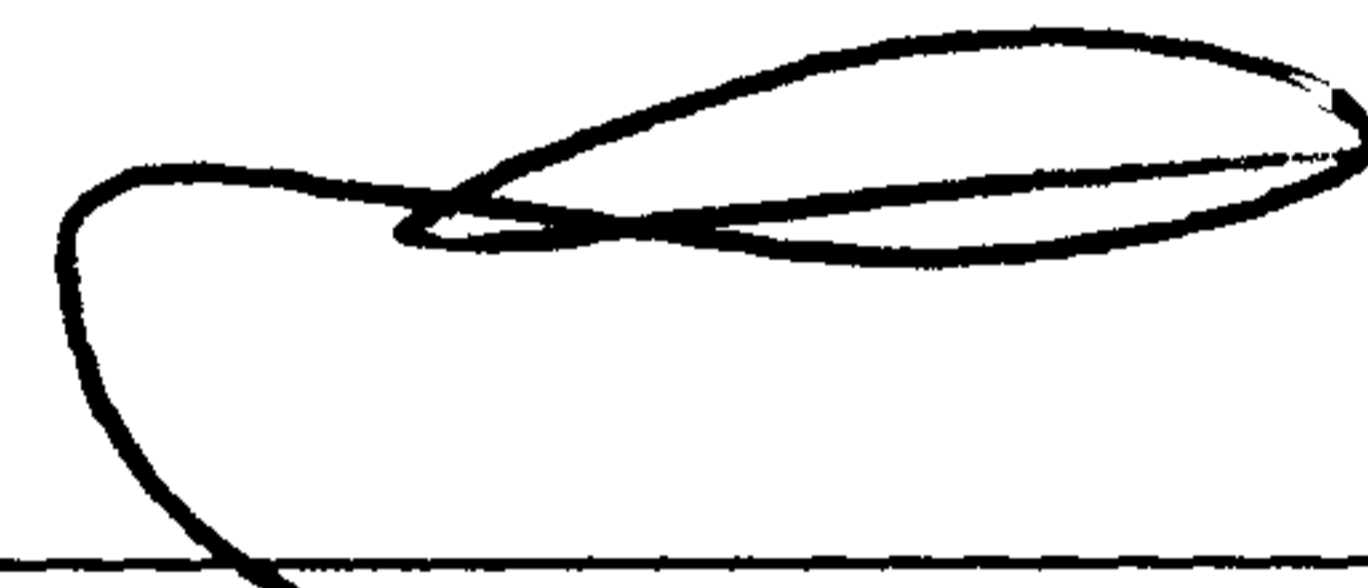
Shelby County, AL 05/25/2005  
State of Alabama  
Deed Tax: \$38.00

**ACKNOWLEDGMENT FOR POWER OF ATTORNEY**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State, hereby certify that Mark S. Sullivan, whose name as Attorney in Fact for Kimberly S. Ferguson, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of May, 2005.



\_\_\_\_\_  
Notary Public

My commission expires: 02-25-09

**B. CHRISTOPHER BATTLES**  
Notary Public - Alabama, State At Large  
My Commission Expires 2 / 25 / 2009