This instrument prepared by: Estes, Sanders & Williams, LLC 3800 Colonnade Parkway, Suite 330 Birmingham, Alabama 35243

Send Tax Notice To: Steven Susce 320 Chase Plantation Circle Hoover, Alabama 35244

20050823000433960 1/2 \$15.00

Shelby Cnty Judge of Probate, AL

08/23/2005 01:55:24PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

mtg value

That in consideration of the sum of **One Hundred Forty Thous and and 00/100 Dollars (\$140,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Jennifer C. Ryder, a Married woman. This property does not constitute the homestead of Jennifer C. Ryder's Spouse.

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Steven Susce

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Survey of Chase Plantation 3rd Sector, as recorded in Map Book 9, Page 47, in the Probate Office of Shelby County, Alabama.

Subject to: All Easements, Restrictions and Rights of Way of record.

\$140,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

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

this the 15 th day of August, 2005.	have hereunto set his, her or their signature(s) and seal(s)
	Jennifer C. Rygen by Sail Hutten av Her
(Seal)	Jennifer C. Ryder by Gail Hutton as her (Seal)
(Seal)	Attorney-in-Fact (Seal)
(Seal)	(Seal)

STATE OF ALABAMA

COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer C. Ryder, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August, 2005.

Notary Public - R. Timothy Estes

My Commission Expires: July 11, 2007

EXHIBIT "A"

20050823000433960 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 08/23/2005 01:55:24PM FILED/CERT

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, R. Timothy Estes, a Notary Public in and for said State of Alabama at Large, hereby certify that Gail Hutton, whose name as Attorney-in-Fact for Jennifer C. Ryder Bond f/k/a Jennifer C. Ryder, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date, that being informed of the conveyance, she, in her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal this 15th day of August, 2005.

Notary Public - R. Timothy Estes

My Commission Expires: July 11, 2007

STATE OF ALABAMA - JEFFERSON COUNTY I hereby certify that no mortgage tax or deed tax has been collected on this instrument.

Mark Judge of Probate
"NO TAX COLLECTED"