



20050901000452780 1/2 \$66.00
Shelby Cnty Judge of Probate, AL
09/01/2005 01:39:20PM FILED/CERT

Send tax notice to:
Keith R. James
Amy C. James
1119 Greystone Cove Drive
Hoover, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

NTC0500010

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Eighteen Thousand and 00/100 Dollars (\$518,000.00) in hand paid to the undersigned Fred N. Mudge, Jr. and Rox A. Mudge, Husband and Wife, (hereinafter referred to as "Grantors") by Keith R. James and Amy C. James (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 48, according to the Survey of The Cove at Greystone, Phase II, as recorded in Map Book 29, Page 136, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$466,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

Shelby County, AL 09/01/2005
State of Alabama

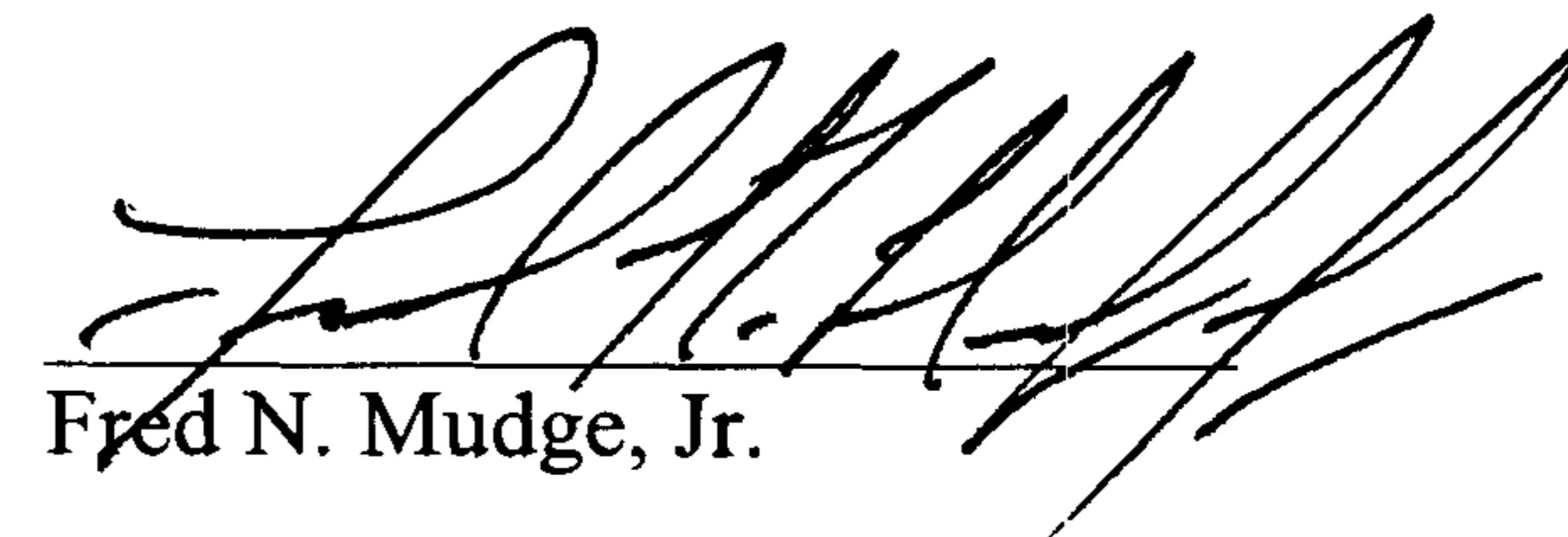
Deed Tax: \$52.00

Reji



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IN WITNESS WHEREOF, Grantor(s) Fred N. Mudge, Jr. and Rox A. Mudge hereunto set their signature(s) and seal(s) on August 18, 2005.



Fred N. Mudge, Jr.



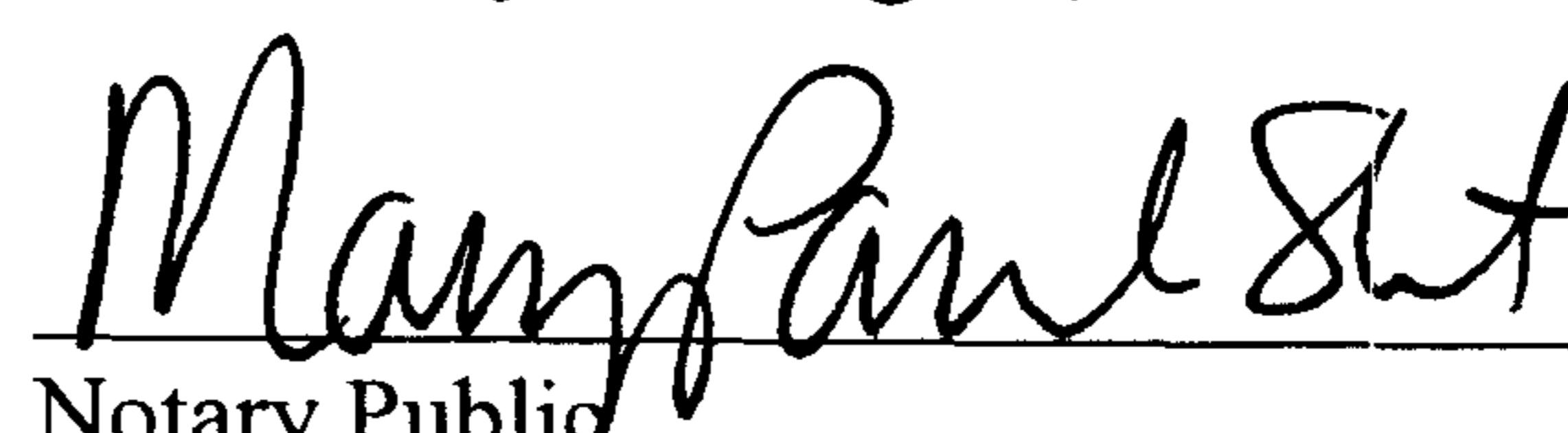
Rox A. Mudge

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred N. Mudge, Jr. and Rox A. Mudge, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of August, 2005.

(NOTARIAL SEAL)



Mary Pamela Short

Notary Public

Print Name:

Commission Expires: 9-16-06

