

THIS INSTRUMENT PREPARED BY:

Jonathan E. Lyerly
2330 Highland Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Ms. Marsha A. Ludwigson
163 Sweet Gum Drive
Chelsea, Alabama 35043

STATUTORY WARRANTY DEED

Value \$ 203,000
ml

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS

That, in consideration of the terms of the Final Judgment of Divorce entered by the Circuit Court of Shelby County in the case of *Marsha A. Ludwigson v. Charles A. Ludwigson, DR 05-401 JMJ*, I, **Charles A. Ludwigson**, an unmarried man, (hereinafter referred to as "GRANTOR"), do grant, bargain, sell and convey unto **Marsha A. Ludwigson**, an unmarried woman, (hereinafter referred to as "GRANTEE"), the following-described real estate, situated in Shelby County, Alabama, to-wit:

Lot 203, according to the Survey of Yellowleaf Ridge Estates, Second Sector, as recorded in Map Book 21, Page 93, in the Office of the Judge of Probate of Shelby County, Alabama.

And subject to the foregoing, **GRANTOR** will warrant and forever defend the right and title to said bargained premises unto **GRANTEE** against the claims of persons owning, holding or claiming by, through or under **GRANTOR**, which claims are based upon matters occurring subsequent to **GRANTOR'S** acquisition of the bargained premises and prior to the date of delivery of this deed.

7th IN WITNESS WHEREOF, the said **GRANTOR** has hereunto set his hand and seal this day of September, 2005.

Charles A. Ludwigson (SEAL)
CHARLES A. LUDWIGSON

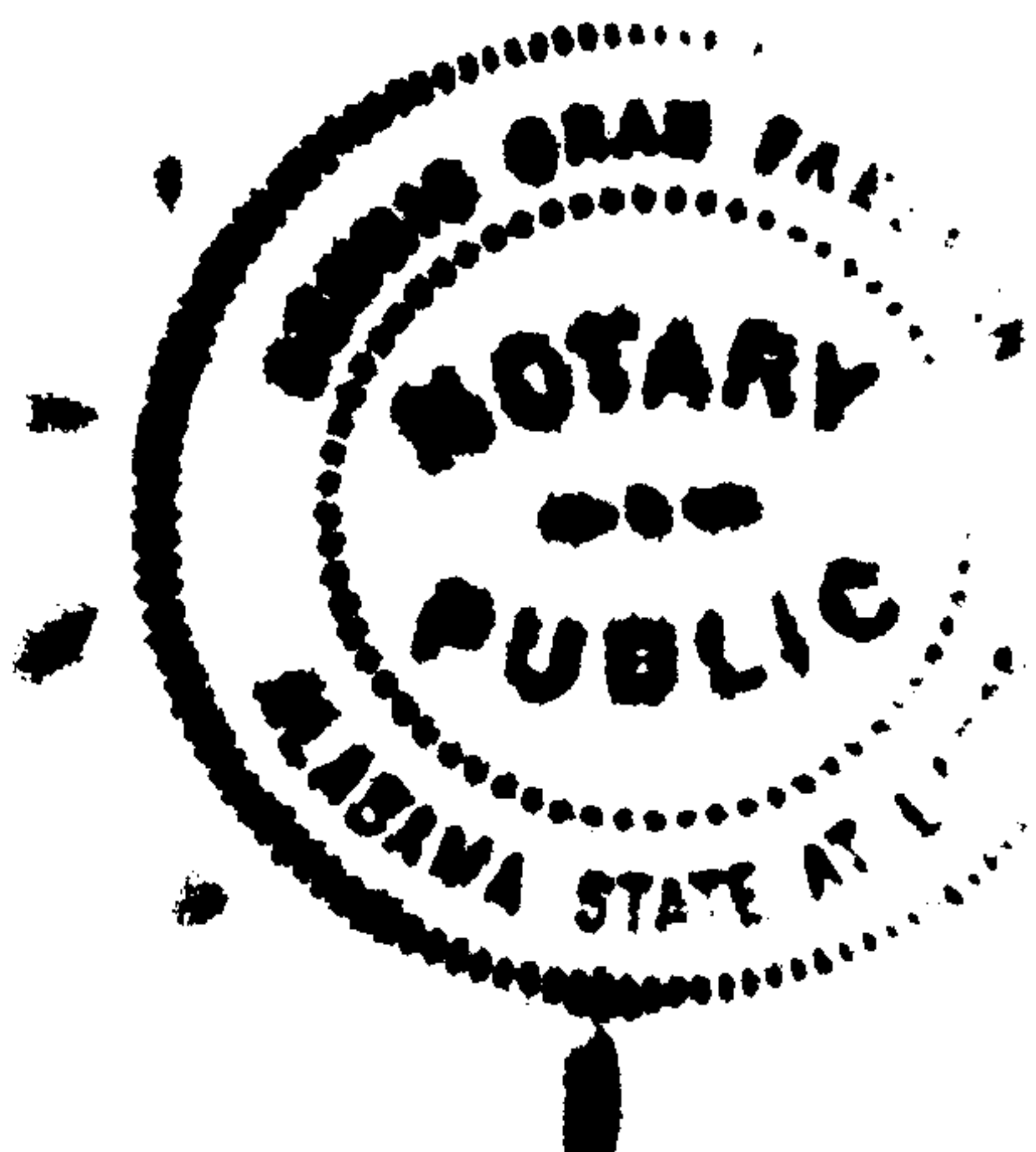
STATE OF ALABAMA)
JEFFERSON COUNTY)

Shelby

20050907000461700 1/1 \$214.00
Shelby Cnty Judge of Probate, AL
09/07/2005 02:09:32PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CHARLES A. LUDWIGSON**, whose name 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 the conveyance, he executed the same voluntarily on the same bears date.

Given under my hand and official seal this 7 day of September, 2005.



Dennis Q. Frauma (SEAL)
Notary Public
My Commission Expires: 4/6/08

Shelby County, AL 09/07/2005
State of Alabama

Deed Tax: \$203.00