

**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 )**

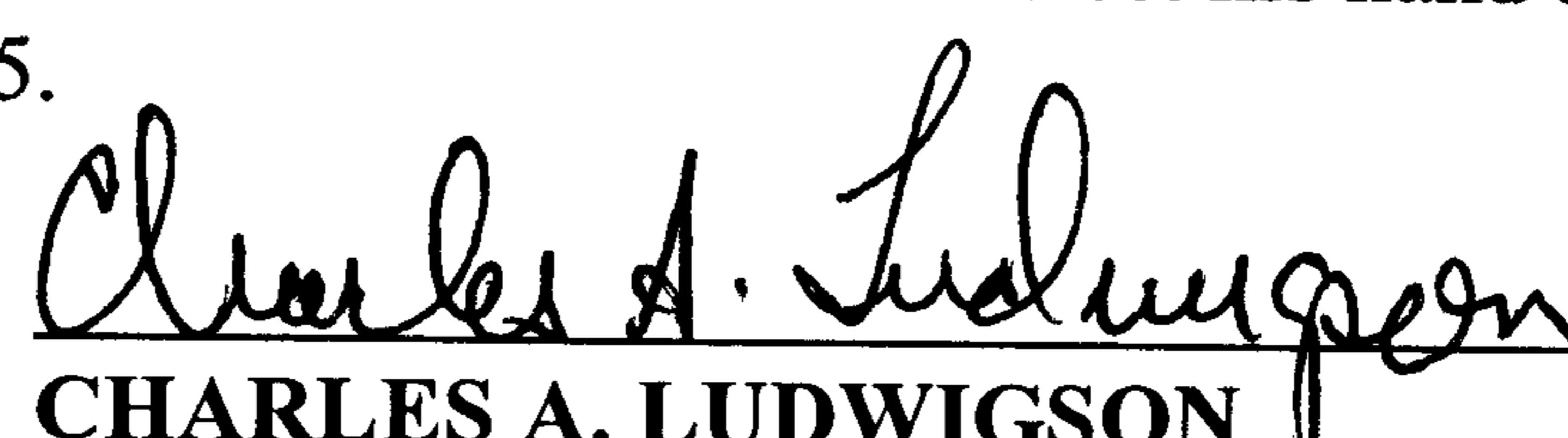
**KNOW ALL PERSONS BY THESE PRESENTS**

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.

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

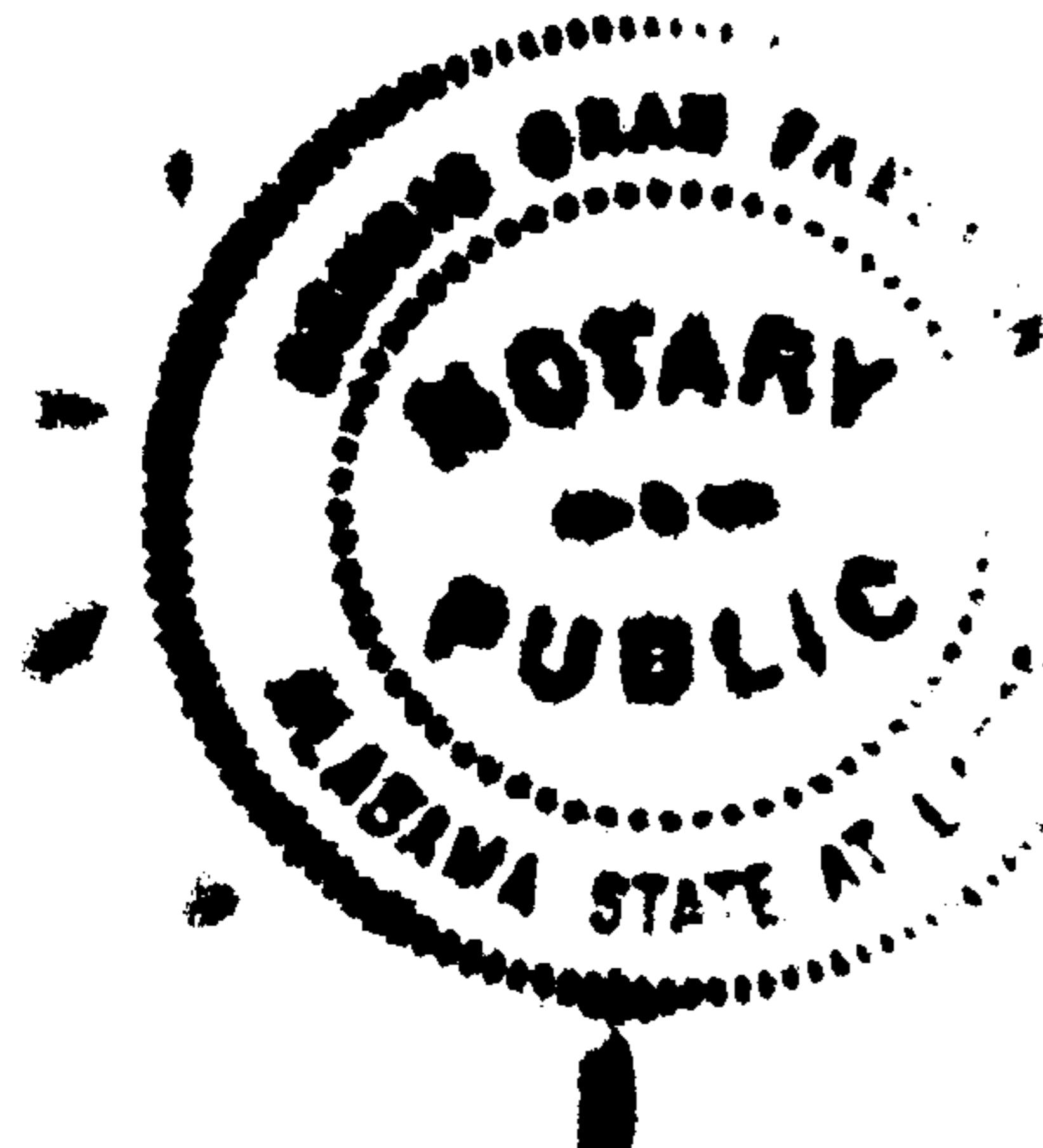
  
**CHARLES A. LUDWIGSON** (SEAL)

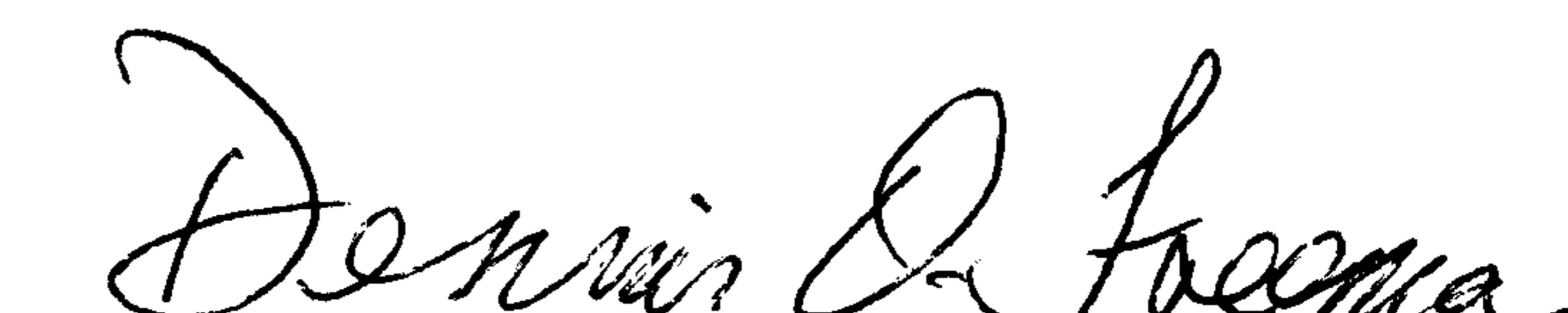
**STATE OF ALABAMA )  
JEFFERSON COUNTY )**

*Shelby*

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 D. Faenza** (SEAL)  
Notary Public  
My Commission Expires: 4/6/08

*00*  
Shelby County, AL 09/07/2005  
State of Alabama

Deed Tax: \$203.00