



20050913000474600 1/2 \$48.00  
Shelby Cnty Judge of Probate, AL  
09/13/2005 02:09:07PM FILED/CERT

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED SIXTYEIGHT THOUSAND \$( 168,000.00 ) in hand paid to the undersigned **SIRVA RELOCATION, LLC**, A DELAWARE LIMITED LIABILITY COMPANY, (herein referred to as **GRANTORS**) in hand paid by

ROBERT A NEEDHAM

, herein referred to as **GRANTEES**, herein 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 63, ACCORDING TO THE MAP OF ST. CHARLES PLACE, PHASE TWO, SECTOR FOUR, AS RECORDED IN MAP BOOK 20, PAGE 40 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

### SUBJECT TO:

ADVALOREM TAXES DUE 2005 AND THEREAFTER.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO NOT OWNED BY GRANTORS.  
RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$ 134,400.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

\$33,600.00 of the consideration was paid from a second mortgage recorded simultaneously herein.

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 assign, covenant with the said GRANTEES, their 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 and assigns forever warrant and defend against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said Grantor, by its Closing Specialist Ellen Welsh, who is authorized to executed this conveyance, has hereunto set its signature and seal this 31st day of August, 20 05.

SIRVA RELOCATION, LLC

Shelby County, AL 09/13/2005  
State of Alabama

Deed Tax: \$34.00

[Signature]  
By: MATTHEW D. JOHNSON  
Its: CLOSING SPECIALIST

STATE OF Ohio  
COUNTY OF Lake

I, the undersigned authority, A Notary Public in and for said County, in the State, hereby certify that MATTHEW D. JOHNSON, whose name as CLOSING SERVICE SPECIALIST of SIRVA RELOCATION, LLC, 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 instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 26<sup>th</sup> day of AUGUST, 2005.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

KAREN A. HAMILTON  
Notary Public  
In and For the State of Ohio  
My Commission Expires  
August 13, 2008  
Recorded in Lake County

GRANTEE'S ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

THIS INSTRUMENT PREPARED BY:  
STEWART TITLE GUARANTY COMPANY  
1980 POST OAK BLVD  
HOUSTON, TX 77056