

20051019000543950 1/2 \$186.50
Shelby Cnty Judge of Probate, AL
10/19/2005 02:05:06PM FILED/CERT

FRS File No.: 453102

Customer File No.: 200504995

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Seventy Two Thousand Five Hundred Dollars and no/100 DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Patrick S. Nail and Jennfier Nail, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
National Residential Nominee Services Inc. of 16000 Dallas Parkway, 4th Floor Dallas, TX 75248

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 69-A, according to the map or survey of Stonebrook-1st Sector, as recorded in Map Book 13, Page 135, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 2020 Stone Brook Drive, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all

encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 20th day of September, 2005.

Patrick S. Nail (Seal)
Patrick S. Nail

Jennifer Nail (Seal)
Jennifer Nail

THE STATE OF Alabama
COUNTY OF Jefferson }

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Patrick S. Nail married to Jennifer Nail (fill in marital status) whose name is signed to the foregoing conveyance, 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 day the same bears date.

GIVEN under my hand and seal this the 20th day of September, 2005
Daphne H. RAUCH (Seal)
Notary Public
FEB 11, 09
My Commission Expires

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jennifer Nail married to Patrick S. Nail (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 20th day of September, 2005
Daphne H. RAUCH (Seal)
Notary Public
FEB 11, 09
My Commission Expires

This document prepared by: Nate King, Title Specialist, 16000 Dallas Parkway, Suite 400, Dallas, TX 75248

Shelby County, AL 10/19/2005
State of Alabama

Deed Tax: \$172.50