



20051121000605080 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/21/2005 09:35:51AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two hundred eighty thousand \$(280,000.00) in hand paid to the undersigned **SIRVA RELOCATION, LLC**, A DELAWARE LIMITED LIABILITY COMPANY, (herein referred to as **GRANTORS**) in hand paid by

Ronald M. Higgins and wife, Mady Higgins

, 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 409, ACCORDING TO THE SURVEY OF FINAL PLAT RIVERWOODS, FOURTH SECTOR, PHASE I, AS RECORDED IN MAP BOOK 30, PAGE 81, IN THE PROBATE OFFICE OF 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.

\$ 280,000.00 OF THE CONSIDERATION 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 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 Sheri Kiesner, who is authorized to executed this conveyance, has hereunto set its signature and seal this _____ day of November 7, 2005.

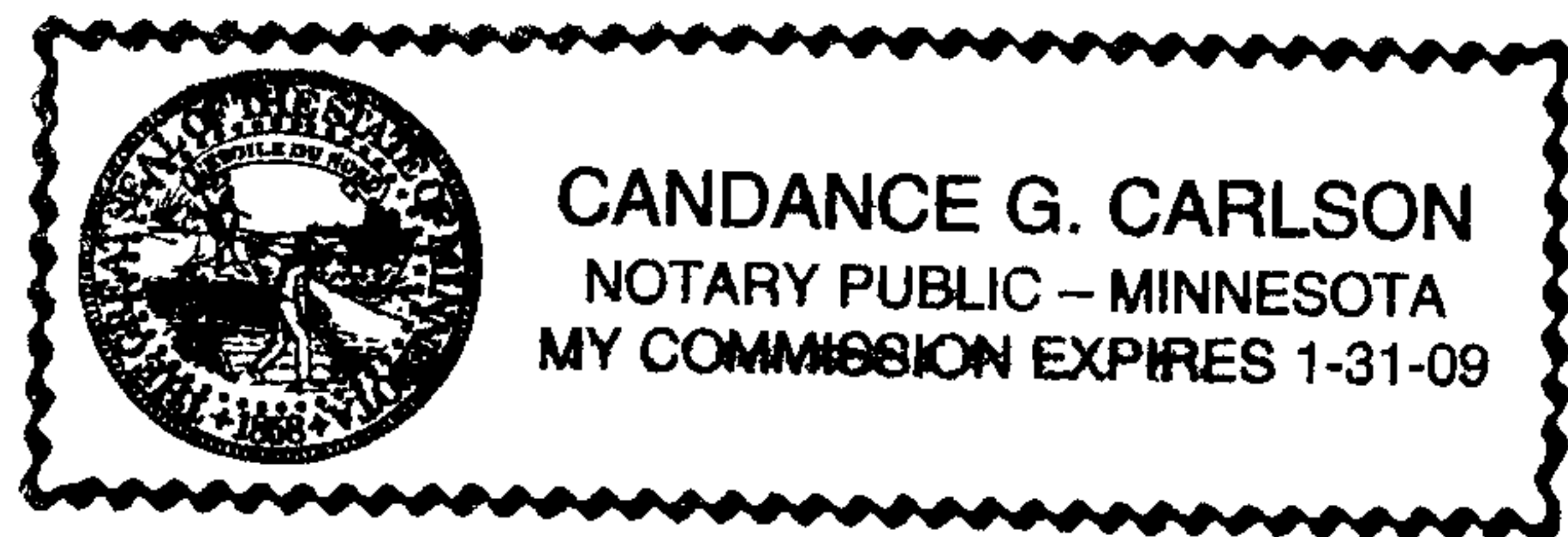
SIRVA RELOCATION, LLC

Sheri Kiesner
By: Sheri Kiesner
Its: Closing Specialist

STATE OF MINNESOTA
COUNTY OF HENNEPIN

I, the undersigned authority, A Notary Public in and for said County, in the State, hereby certify that Sheri Kiesner, whose name as Closing 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 18 day of October, 2005.
Candance G. Carlson
NOTARY PUBLIC
My Commission Expires: 1-31-2009



GRANTEE'S ADDRESS: _____

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