200601100000014550 1/1 \$38.00 Shelby Cnty Judge of Probate, AL 01/10/2006 08:08:52AM FILED/CERT

## SEND TAX NOTICE TO: BARBARA RANZ 2910 DUBLIN DRIVE HELENA, AL. 35080

Shelby County, AL 01/10/2006 State of Alabama

Deed Tax: \$27.00

## WARRANTY DEED

STATE OF ALABAMA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$135,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, ROBERTA WILSON, AN UNMARRIED WOMAN, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto BARBARA RANZ, AN UNMARRIED WOMAN, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 10-A, ACCORDING TO THE MAP OR SURVEY OF RESURVEY OF LOTS 9 AND 10, BRAELINN VILLAGE, PHASE I, AS RECORDED IN MAP BOOK 14, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$108,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our	hands and seals, this 30th day of December, 2005.
WITNESS:	ROBERTA WILSON
	(L.S.)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that ROBERTA WILSON, AN UNMARRIED WOMAN, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 30th day of December, 2005.

Notary Public

My commission expires:

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/06