

20060203000057220 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
02/03/2006 02:27:13PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

One hundred twentyone thousand
KNOW ALL MEN BY THESE PRESENTS, that in consideration of five hundred and 00/100
\$(121,500.00) in hand paid to the undersigned **SIRVA RELOCATION, LLC**, A DELAWARE LIMITED
LIABILITY COMPANY, (herein referred to as **GRANTORS**) in hand paid by
Timothy Fleming

, 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 46, ACCORDING TO THE SURVEY OF SECOND SECTOR, HIDDEN CREEK II, AS
RECORDED IN MAP BOOK 25, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE 2006 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.

\$ 97,200.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

\$24,300.00 of the consideration was paid from the proceeds of the second mortgage.

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 Mary Bowers, Closing Specialist, who is authorized to executed this conveyance, has hereunto set its signature and seal this 31 day of January, 20 06.

SIRVA RELOCATION, LLC

Mary Bowers
By: Mary Bowers
Its: Closing service 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 MARY BOWERS, 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 20th day of January, 20 06.

Karen A. Hamilton
NOTARY PUBLIC
My Commission Expires: August 13, 2008
KAREN A. HAMILTON
Notary Public, State of Ohio, Lake County
My Commission Expires August 13, 2008

GRANTEE'S ADDRESS: _____

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