20060712000336370 1/1 $63.00
Shelby Cnty Judge of Probate,AL
07/12/2006 03:27:17PM FILED/CERT

Shelby County, AL 07/12/2006
State of Alabama

Deed Tax:$52.00

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Melody G. McGuire
825 Aberlady Place
Birmingham, Alabama 35242

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Twenty-Four Thousand Four Hundred Twenty-Five and 00/100 ($524,425.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **RCJ Home Building, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Melody G. McGuire,** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 940, according to the Survey of Greystone Legacy, 9th Sector, as recorded in Map Book 32, Page 44 A & B, in the Probate Office of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

$472,500.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **23rd** day of **June, 2006.**

RCJ Home Building, Inc.

Raymond A. Pearce, President

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Raymond A. Pearce, whose name as President of RCJ Home Building, Inc., an Alabama corporation, 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 as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 6-5-2007

CLAYTON T. SWEENEY
NOTARY
PUBLIC
ALABAMA STATE AT LARGE