



20060721000354120 1/2 \$341.50
Shelby Cnty Judge of Probate, AL
07/21/2006 02:44:01PM FILED/CERT

Shelby County, AL 07/21/2006
State of Alabama

Deed Tax: \$327.50

FRS File No.: 469085

Customer File No.: 488584

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Twenty-Seven Thousand Five Hundred & No/100 (\$327,500.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Troy O. Tauriac and Natalie Teeter Tauriac, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Weichert Relocation Resources Inc. of 1625 Route 10 East, Dept. 060, Morris Plains, NJ 07950

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

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

Lot 23, according to the Survey of Final Record Plat of Birch Creek Subdivision, as recorded in Map Book 27, page 143, 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 152 Birch Creek 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, its heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, its 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, its heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, its 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 2nd day of January 2, 2006.

Troy O. Tauriac (Seal)
Troy O. Tauriac

Natalie J. Tauriac (Seal)
Natalie Teeter Tauriac

THE STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Troy O. Tauriac married (Husband) (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 2nd day of January, 2006.

Lynn Self (Seal)
Notary Public

July 1, 2006
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 Natalie Teeter Tauriac married (wife) (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 2nd day of January, 2006.

Lynn Self (Seal)
Notary Public

July 1, 2006
My Commission Expires

This document prepared by: Tammy Schell, Title Specialist, 136 Longwater Drive, Norwell, MA 02061