



20070302000096420 1/3 \$19.50
Shelby Cnty Judge of Probate, AL
03/02/2007 03:26:10PM FILED/CERT

Prepared:
2400 Dallas Parkway, Suite 460
Plano, TX 75093

Shelby County, AL 03/02/2007
State of Alabama

Deed Tax: \$2.50

Return to:

William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

For Recorder Use Only

WARRANTY DEED

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS:

One Hundred Thirty-Seven Thousand Nine Hundred and No/100---

That in consideration of ---(\$137,900.00) Dollars to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, Ronald Allen Rutledge and Ellen B. Rutledge, , (herein referred to as "Grantor(s)"), does hereby grant, bargain, sell, and convey unto

Lloyd C. McCourt and Lori McCourt
, herein referred to as "Grantee(s)", the following described real property situated in Helena, Shelby County, Alabama, to-wit:

Described in Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD to the said Grantee(s), their heirs and assigns forever. And I/we do for ourselves and for our successors and assigns covenant with the said Grantee(s), their heirs and assigns, that I/we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will and our successors and assigns shall warrant and defend the same to the said Grantee(s), their heirs assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 23rd day
of February, 20 07.

Ronald Allen Rutledge
Ronald Allen Rutledge

Ellen B Rutledge
Ellen B. Rutledge

THE STATE OF Mississippi }
COUNTY OF Lamar

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Ronald Allen Rutledge, whose name 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 executed the same voluntarily on the day the same bears date. Give
under my hand and official seal this 23rd day of February, 2007.

Barbara Malone
Notary Public
My Commission Expires: 1/31/08

SEAL

THE STATE OF Mississippi }
COUNTY OF Lamar

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Ellen B. Rutledge, whose name 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,
she executed the same voluntarily on the day the same bears date. Give under my hand
and official seal this 23rd day of February, 2007.

Barbara Malone
Notary Public
My Commission Expires: 1/31/08

SEAL

Exhibit "A"


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Attached Legal Description

Lot 38, according to the Survey of Saint Charles Place Jackson Square,
Phase Two, Sector One, as recorded in Map Book 18, Page 76, in the Office of
the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 135,769.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.