SEND TAX NOTICE TO:
Karen E. Riess
446 Cambrian Ridge Trail
Pelham, AL 35124

20070323000132490 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 03/23/2007 01:10:56PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Shannon E. Price, Esquire P. O. Box 19144
Birmingham, AL 35219

## WARRANTY DEED

STATE OF Alabama

Jefferson COUNTY

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ---ONE HUNDRED THIRTY-THREE THOUSAND AND NO/100'S DOLLARS--- (\$133,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Kristi L. Moore Armstrong and Rodney Wade Armstrong, Wife and Husband (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto Karen E. Riess, an unmarried woman (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 105, ACCORDING TO THE SURVEY OF CAMBRIAN RIDGE, PHASE 3, AS RECORDED IN MAP BOOK 21, PAGE 147, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This being that same property conveyed to Kristi L. Moore by deed dated 9/22/2004 and filed 10/5/2004 in Instrument 20041005000548390.

Kristi L. Moore Armstrong is one and the same person as Kristi L. Moore, Grantee in that certain deed dated 9-22-04 and filed 10-5-04 in Instrument 20041005000548390 in the Probate Records of Shelby County, Alabama.

## Subject to:

- 1) The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until 1 October, 2007.
- 2) Municipal improvements assessments and fire district dues against subject property, if any.
- Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 21, Page 147.

\$ 133,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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WARRANTY DEED
Closers' Choice



TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

Shelby Cnty Judge of Probate, AL 03/23/2007 01:10:56PM FILED/CERT

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (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 my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this March 20, 2007.

Bristi Allore-Armstig (Seal) (Seal) Kristi L. Moore (Seal) NKA Kristi L. Moore Amstrong (Seal) Rodney Wade Armstrong

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kristi L. Moore, NKA Kristi L. Moore Armstrong and husband, Rodney Wade Armstrong, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of March, 2007/

Notary Public.

Richard B. McClelland

My Commission Expires: My Commission Expires: 10-19-2010

WARRANTY DEED Closers' Choice