

20070402000148260 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
04/02/2007 03:08:22PM FILED/CERT

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076

Send Tax Notice to: Audra Rutledge Carter

(Address) P.O. Box 115

Brierfield, AL 35035

Minimum Value: \$10,000.00

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00), AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **ANDREW RUTLEDGE and wife, WYMA RUTLEDGE**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **AUDRA RUTLEDGE CARTER** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Begin at an iron stake located at the NE corner of the Will Evans property then go east 84 feet to the James Rutledge property line then South 192 feet then West 84 feet then North 192 feet to the point of beginning situated in the SE ¼ of the SW ¼ of Section 16 Twp. 22 R 3 West in Shelby County, Alabama.

SOURCE OF TITLE:

Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 295, Page 116.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and 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 8th day of

March, 2007.

Andrew Rutledge
ANDREW RUTLEDGE
Wyma Rutledge
WYMA RUTLEDGE



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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ANDREW RUTLEDGE and WYMA RUTLEDGE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, 2007.

Deanna J. Deane
Notary Public
My commission expires: 9/6/2010

Shelby County, AL 04/02/2007
State of Alabama

Deed Tax: \$10.00