

20070504000208670 1/2 \$62.50
Shelby Cnty Judge of Probate, AL
05/04/2007 12:39:41PM FILED/CERT

NTC0700199

Send tax notice to:

Patricia Merritt

178 Lenox Drive

Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY Shelby

Shelby County, AL 05/04/2007
State of Alabama

Deed Tax: \$48.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Two Thousand Five Hundred and 00/100 Dollars (\$242,500.00) in hand paid to the undersigned **Jay C. Kragh and Amy Fay Ryffel kna Amy Kragh, husband and wife** (hereinafter referred to as Grantors") by **Patricia C. Merritt** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Lenox Place, Phase Two, as recorded in Map Book 19, Page 157, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

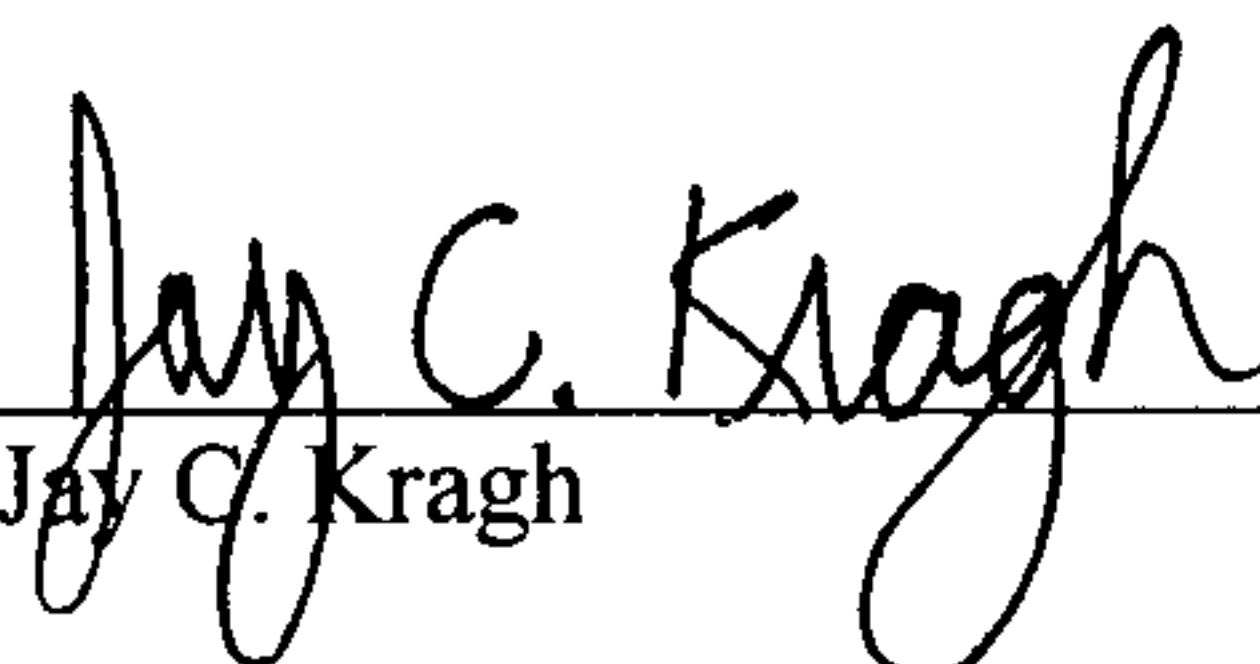
\$194,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, Grantor(s) Jay C. Kragh and Amy Fay Ryffel kna Amy Kragh
hereunto set their signature(s) and seal(s) on April 16, 2007.


Jay C. Kragh

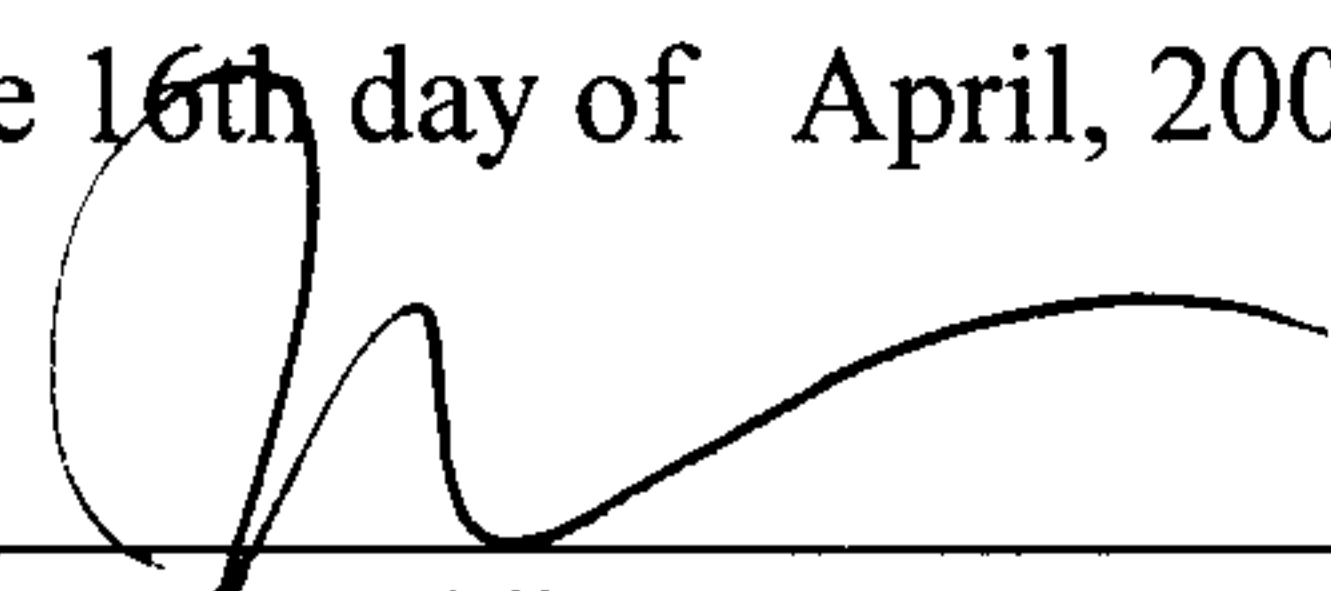

Amy Fay Ryffel kna Amy Kragh

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jay C. Kragh and Amy Fay Ryffel kna Amy Kragh, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of April, 2007.

(NOTARIAL SEAL)


Notary Public
Print Name: *Jeffrey Adam Morris*
Commission Expires: *6/22/09*