

FRS File No.: 497657

Customer File No.: 515209

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF JEFFERSON

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Seventy-One Thousand Two Hundred Seventy-Five and No/100 (\$471,275.00)---DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Robert Blair and Cassandra Jackson, nka Cassandra Blair, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
Ginger Richetti and Rex Richetti
of

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

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

Lot 7, according to the Survey of Greystone, 1st Sector, Phase VI, as recorded in Map Book 16, page 63, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

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.

\$ 377,020.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith. For ad valorem tax appraisal purposes only, the address of the property is 1028 King Stables Circle, 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, their heirs and assigns, forever.

Shelby County, AL 08/06/2007
State of Alabama

Deed Tax: \$94.50

AND GRANTOR does covenant with the said GRANTEE, their 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, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their 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 17th day of October, 2006.

Robert Blair (Seal)
Robert Blair

Cassandra Jackson nka Cassandra Blair (Seal)
Cassandra Jackson, nka Cassandra Blair

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert Blair married (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 17th day of October, 2006.

Virginia A. Brown (Seal)
Notary Public

February 16, 2010
My Commission Expires

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Cassandra Jackson, nka Cassandra Blair married (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 17th day of October, 2006.

Virginia A. Brown (Seal)
Notary Public

February 16, 2010
My Commission Expires