

WARRANTY DEED

20070808000371310 1/1 \$225.00  
Shelby Cnty Judge of Probate, AL  
08/08/2007 01:57:55PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Thirteen Thousand and No/100 (\$213,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **JOSEPH RIVERS RUSH, JR., INDIVIDUALLY AND AS TRUSTEE OF TRUST A ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF BETTY BECKMAN RUSH**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **GRACE HARPER KEY**, referred to as Grantee(s), her heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

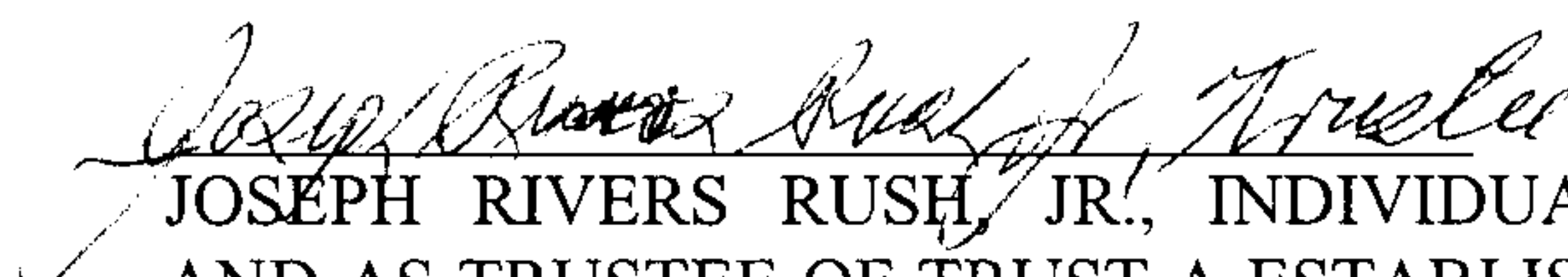
**LOT 29A, ACCORDING TO THE RESURVEY OF LOTS 29 AND 30, LITTLE RIDGE ESTATES, AS RECORDED IN MAP BOOK 10, PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.  
Ad valorem taxes for the year 2007, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), her heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), her heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), her heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 2<sup>nd</sup> day of August, 2007.

  
JOSEPH RIVERS RUSH, JR., INDIVIDUALLY  
AND AS TRUSTEE OF TRUST A ESTABLISHED  
UNDER THE LAST WILL AND TESTAMENT OF  
BETTY BECKHAM RUSH

STATE OF ALABAMA

JEFFERSON COUNTY

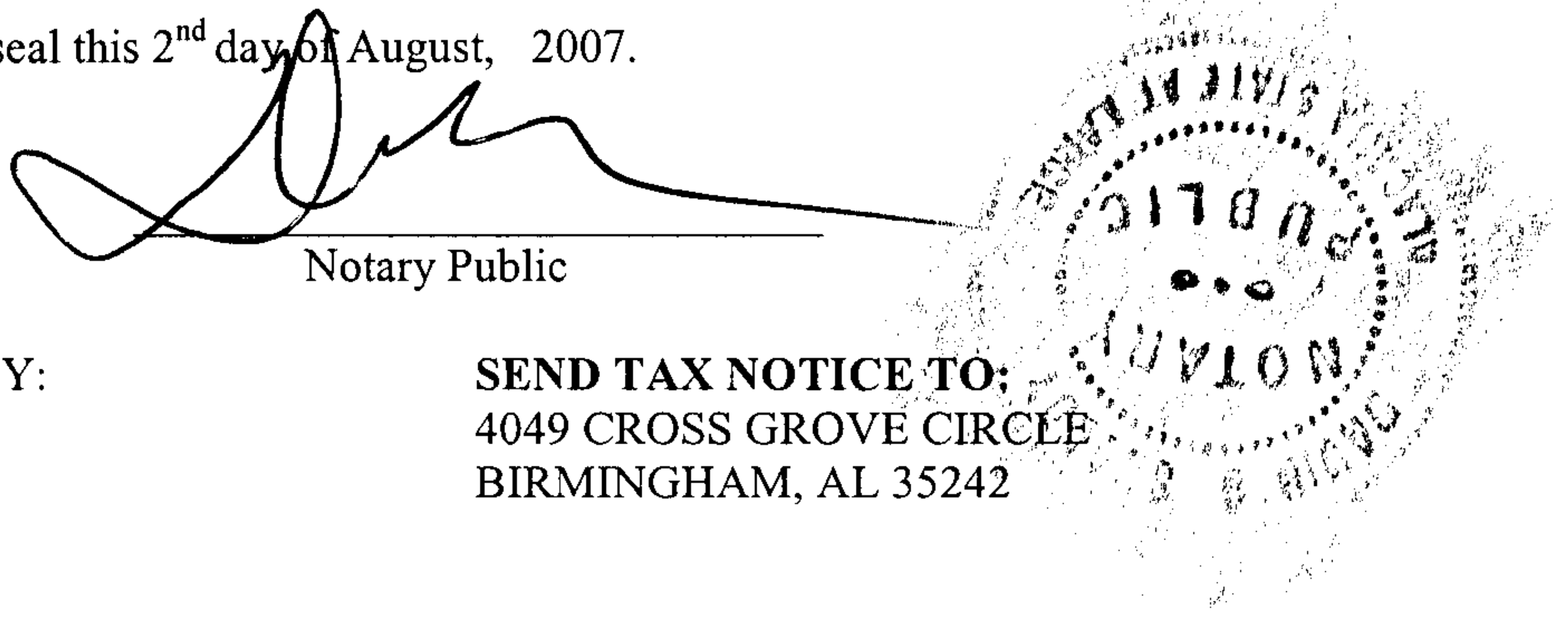
I, the undersigned, a Notary Public in and for said County and State hereby certify that Joseph Rivers Rush, Jr. individually and as Trustee of Trust A established under the Last Will and Testament of Betty Beckham Rush whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, individually and in his capacity of Trustee of Trust A established under the Last Will and Testament of Betty Beckham Rush with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 2<sup>nd</sup> day of August, 2007.

My Commission Exp:

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER P. MOSELEY  
Moseley & Associates, P.C.  
2871 Acton Road, Suite 101  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:  
4049 CROSS GROVE CIRCLE  
BIRMINGHAM, AL 35242



DAVID S. SNODDY  
MY COMMISSION EXPIRES 6/18/10

Shelby County, AL 08/08/2007  
State of Alabama  
Deed Tax: \$213.00