



20071116000526200 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
11/16/2007 11:30:33AM FILED/CERT

Send tax notice to:
RODNEY CUDE
147 CREST DRIVE
WESTOVER, AL 35147

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 11/16/2007
State of Alabama

Deed Tax: \$5.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Ninety Seven Thousand Four Hundred Fifty and 00/100 Dollars (\$297,450.00) in hand paid to the undersigned, S&S Development Company, Inc. (hereinafter referred to as "Grantor") by Rodney Cude and Leslie Cude (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 10, according to the Survey of Carden Crest, as recorded in Map Book 35, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$237,960.00 & \$59,490.00 OF THE CONSIDERATION AS WAS PAID FROM THE
PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor, S&S Development Company, Inc. by
STEVEN SCHENKER its PRESIDENT, who is authorized to execute this conveyance,
has hereunto set its signature and seal on this the 14TH day of NOVEMBER, 2007.

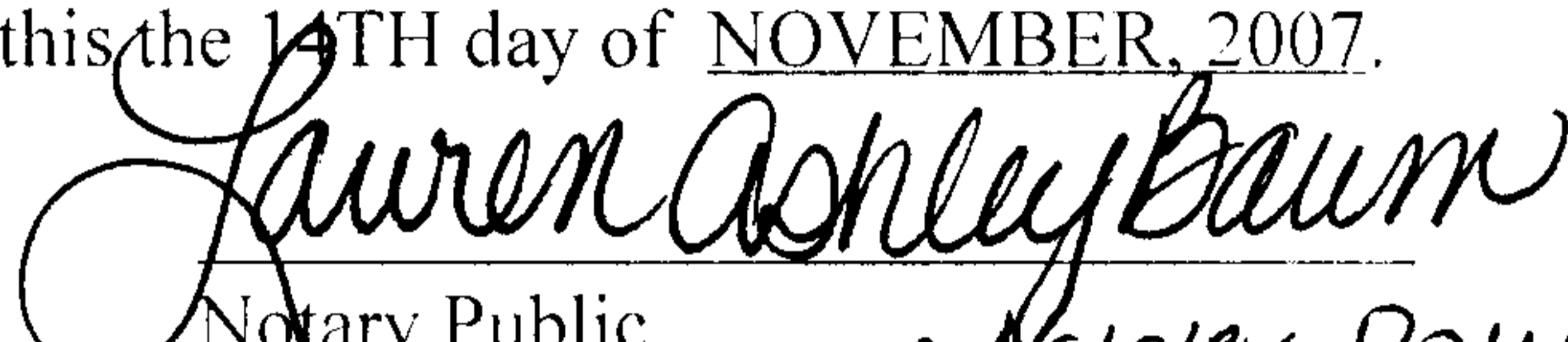
S & S DEVELOPMENT COMPANY, INC.

By: 
STEVEN SCHENCKER
ITS PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that STEVEN SCHENKER, whose name as PRESIDENT of S&S Development
Company, Inc., a Corporation, is signed to the foregoing instrument, and who known to
me, acknowledged before me on this day, that, being informed of the contents of the said
instrument, he, as such officer and with full authority, executed the same voluntarily for
and as the act of said Corporation.

Given under my hand and official seal this the 14TH day of NOVEMBER, 2007.


Notary Public
Print Name: Lauren Ashley Baum
Commission Expires: 6/6/11

