

WARRANTY DEED

20080103000003180 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
01/03/2008 12:28:28PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Sixty Thousand and No/100 (\$260,000.00) 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 **Carol Baird and Csaba Gajdos, wife and husband** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Tyrus B. Sturgis**, referred to as Grantee(s), his heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 36, ACCORDING TO THE SURVEY OF VALLEYBROOK, PHASE IV, AS RECORDED IN MAP BOOK 14, PAGE 84, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$260,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2008, 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 heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his 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), his heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), its successors 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 27th day of December, 2007.

(Carol Baird)
CAROL BAIRD
BY: Now Sign AIF
CSABA GAJDOS, ATTORNEY-IN-FACT
Now Sign
CSABA GAJDOS

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Carol Baird, by Csaba Gajdos, Attorney-in-Fact and Csaba Gajdos, individually 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 in his capacity as Attorney-in-Fact for Carol Baird and with full authority and individually executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 27th day of December, 2007.

My Commission Exp:

Christopher P. Moseley
Notary Public

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

SEND TAX NOTICE TO:
Tyrus B. Sturgis
4016 Stonehaven Circle
Birmingham, Alabama 35244

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09