

20080205000046310 1/1 \$36.00  
Shelby Cnty Judge of Probate, AL  
02/05/2008 11:12:27AM FILED/CERT

**WARRANTY DEED**

Shelby County, AL 02/05/2008  
State of Alabama

Deed Tax: \$24.00

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$120,000.00** to the undersigned Grantor(s), **Molly C. Gaydosh, and husband Jacob A. Gaydosh and Eugene C. Stacks, a married man not joined by spouse**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **JoAnn Ratliff, an unmarried woman** (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 8, according to the Survey of The Cottages, being a resurvey of Royal Woods Townhomes, as recorded in Map Book 12, Page 19, in the Probate Office of Shelby County, Alabama.**

**Address of Property: 18 Cottage Circle  
Pelham, Alabama 35124**

**Molly C. Stacks is now known as Molly C. Gaydosh.  
Subject property does not constitute the homestead of Eugene C. Stacks and/or spouse.**

Subject to taxes for the year 2008 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

**\$96,000.00** of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, 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 said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 31st day of January, 2008.

By: Molly C. Gaydosh Jacob A. Gaydosh Eugene C. Stacks  
Grantor Grantor Grantor

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Molly C. Gaydosh, and husband Jacob A. Gaydosh and Eugene C. Stacks, a married man not joined by spouse**, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2008.

D. Michele H. Biegy  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 21, 2011  
Commission Expires: BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

**This Instrument Prepared By:**  
Kevin Hays, Attorney at Law  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**  
JoAnn Ratliff  
18 Cottage Circle  
Pelham, Alabama 35124