

PREPARED BY:
RILEY & RILEY, P.C.
1950 Stonegate Drive, Suite 150
Vestavia Hills, Alabama 35242

SEND TAX NOTICE TO:
AUDRIE LANGSTON
5233 Meadow Garden Lane
Birmingham, AL 35242

File #: B25464

Shelby County, AL 05/02/2008
State of Alabama
Deed Tax: \$4.00

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

THIS DEED, made and entered into this the 30th day of April, 2008, by and between **Warren Keith Rock and Carol Elizabeth Rock, husband and wife**, herein called "GRANTOR", and **Audrie Langston**, herein called "GRANTEE":

WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FORTY FIVE THOUSAND DOLLARS 00/100 (\$245,000.00)**, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantors have this day bargained and sold and by these presents do hereby grant, transfer, sell and convey unto Grantee, a certain tract or parcel of land situated in **Shelby** County, Alabama, and being more particularly described as follows:

Lot 31, Block 1 according to the map or survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, Page 19 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO TAXES FOR 2008, AND SUBSEQUENT YEARS.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS, LIMITATIONS, IF ANY, OF RECORD, OR VISIBLE ON SAID PROPERTY.

Simultaneously with the delivery of this deed, grantee executed a purchase money mortgage in the amount of \$241,214.00 to secure an amount borrowed to finance the above described property.

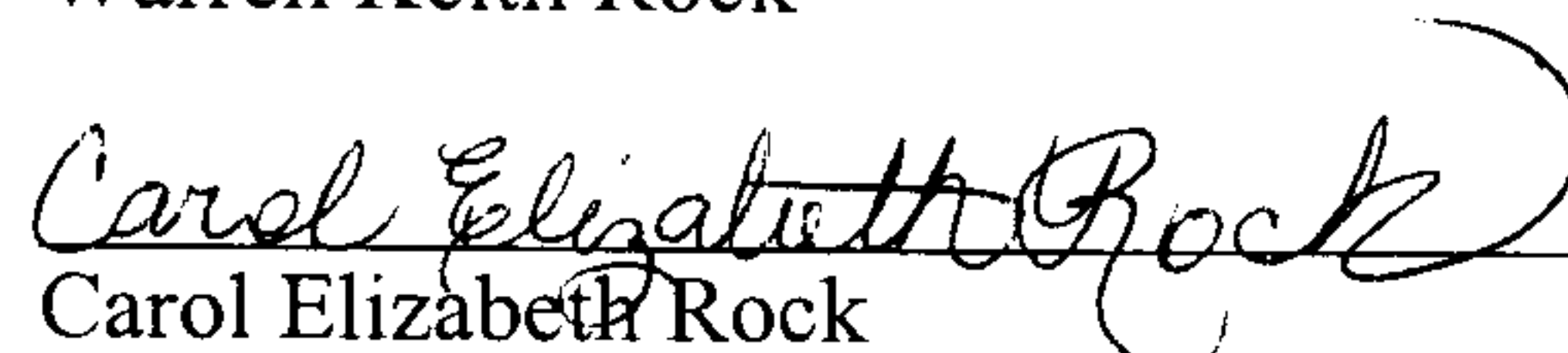
TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

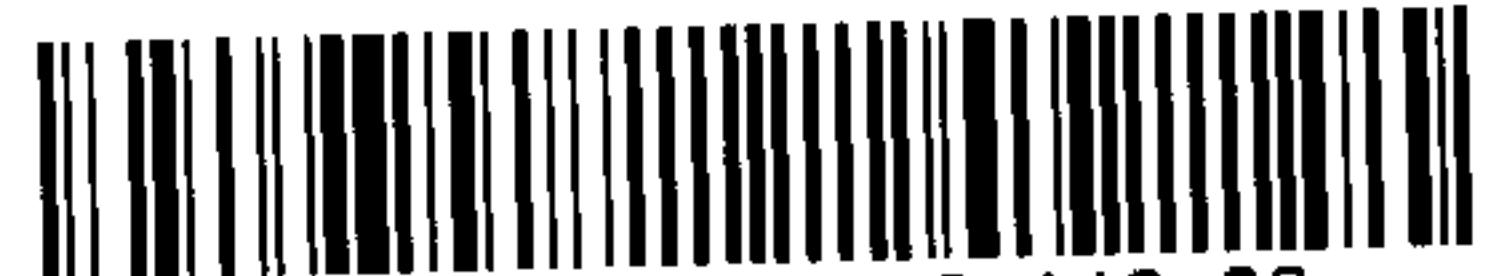
Grantors do for ourselves and for our Heirs Executors and Administrators covenant with Grantee, his/her heirs and assigns, that he/she is lawfully seized in fee simple and possessed of said property; that they have a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that they will forever warrant and defend that title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, the said Grantors have hereto set their signature and seals this the 30th day of April, 2008.

 {Seal}
Warren Keith Rock

 {Seal}
Carol Elizabeth Rock



20080502000180500 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/02/2008 12:32:13PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public, hereby certify that, **Warren Keith Rock and Carol Elizabeth Rock, husband and wife**, whose names are signed to foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, they, executed this same voluntarily.

Given under my hand and seal this 30th day of April, 2008

Frances C. Cain

My Commission Expires:

7-13-2009

