

STATE OF ALABAMA)
SHELBY COUNTY)

20080603000223300 1/1 \$86.00
Shelby Cnty Judge of Probate, AL
06/03/2008 10:24:01AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **ONE HUNDRED FIFTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$159,900.00)** to the undersigned **GRANTORS** in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, **ERWIN R. GRIGORIAN AND SPOUSE, PAMELA H. GRIGORIAN** (GRANTORS) do grant, bargain, sell and convey unto **RUTH ANN BARNARD** (GRANTEE) the following described real estate situated in **SHELBY, ALABAMA** to wit:
LOT 84, ACCORDING TO THE SURVEY OF IVY BROOK, PHASE TWO FIRST ADDITION, AS RECORDED IN MAP BOOK 19, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- **ADVALOREM TAXES DUE OCTOBER 1, 2008.**
- **EASEMENT(S), BUILDING LINE(S) AND RESTRICTIONS AS SHOWN BY RECORDED MAP.**
- **RIGHT OF WAY TO COLONIAL PIPELINE, RECORDED IN VOLUME 224, PAGE 756.**
- **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 247, PAGE 891 AND REAL 183, PAGE 220.**
- **RIGHT OF WAY TO ALABAMA GAS CORPORATION, RECORDED IN VOLUME 285, PAGE 73 AND VOLUME 285, PAGE 517.**
- **COVENANT FOR STORM WATER RUN-OFF CONTROL, RECORDED IN INSTRUMENT 1994-36198.**
- **DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 1994-33932.**

\$85,000 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said **GRANTEE** her heirs, successors and assigns forever; And said **GRANTORS** do for themselves, their heirs, successors, and assigns covenant with said **GRANTEE**, her heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors and assigns shall, warrant and defend the same to the said **GRANTEE**, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTORS** have caused this conveyance to be executed this the 30TH day of **MAY, 2008**.

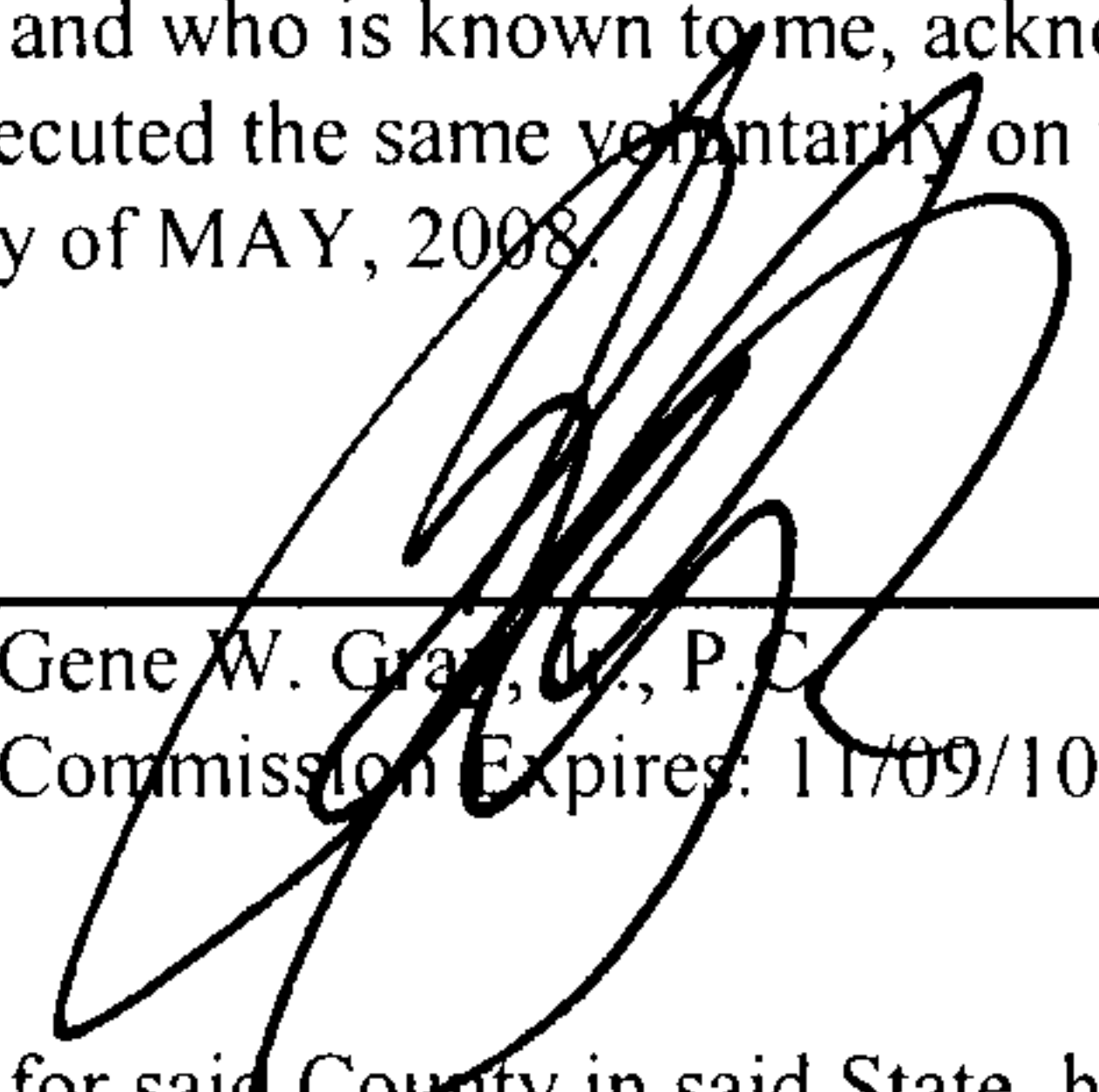

Seal
ERWIN R. GRIGORIAN


Seal
PAMELA H. GRIGORIAN


Seal
**PAMELA H. GRIGORIAN AS
ATTORNEY IN FACT FOR
ERWIN R. GRIGORIAN**

**STATE OF ALABAMA
SHELBY COUNTY**

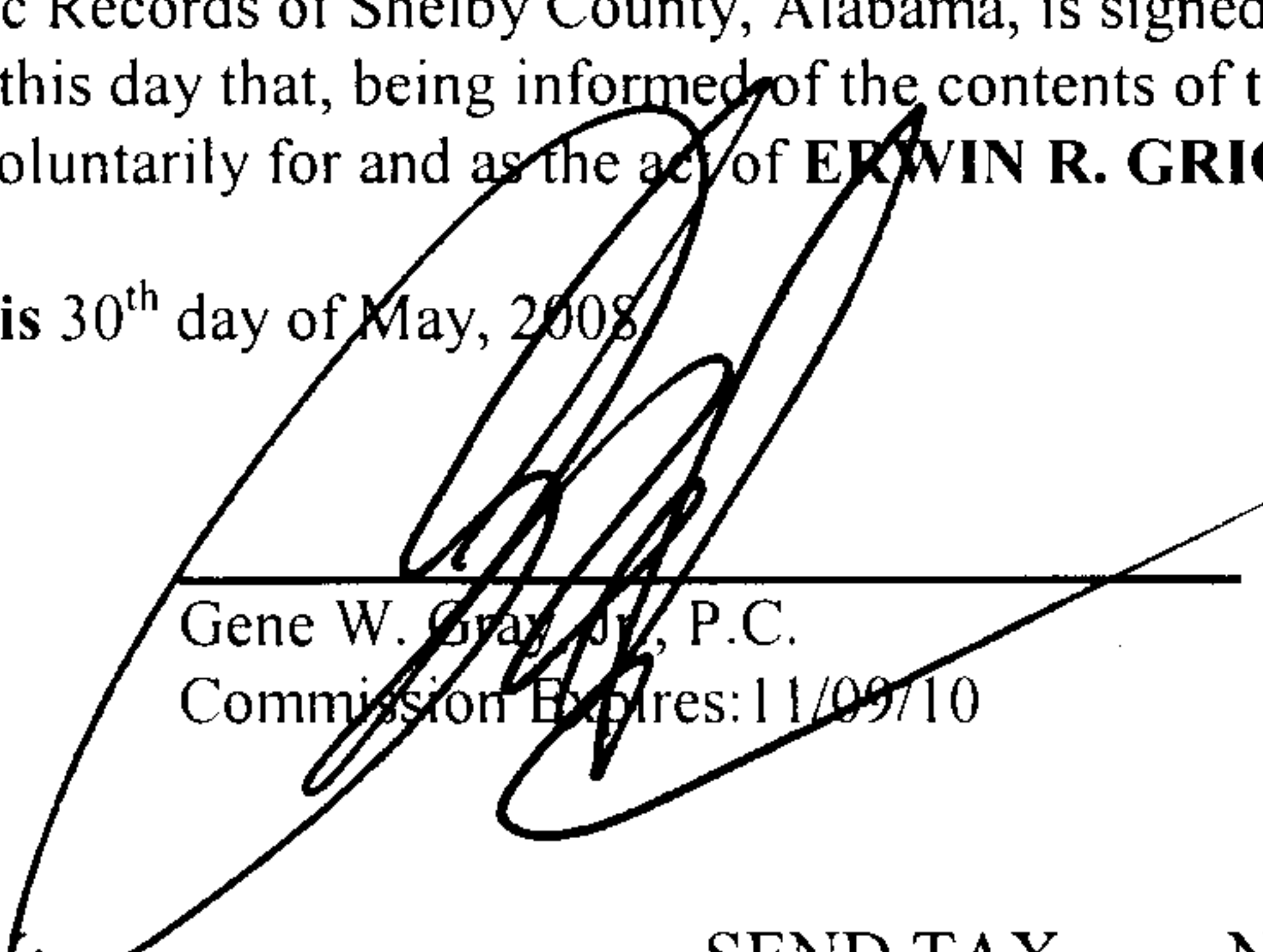
I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that **PAMELA H. GRIGORIAN**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 30th day of **MAY, 2008**.


Gene W. Gray, Jr., P.C.
Commission Expires: 11/09/10

**STATE OF ALABAMA
SHELBY COUNTY**

I, Gene W. Gray, Jr., P.C., a Notary Public in and for said County in said State, hereby certify that **PAMELA H. GRIGORIAN** whose name as Attorney in Fact for **ERWIN R. GRIGORIAN** under that certain Durable Power of Attorney recorded in Inst No 200806030002233290 in the Public Records of Shelby County, Alabama, is signed to the foregoing instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as such Attorney in Fact, executed the same voluntarily for and as the act of **ERWIN R. GRIGORIAN** on the day the same bears date.

Given under my hand and official seal this 30th day of **May, 2008**.


Gene W. Gray, Jr., P.C.
Commission Expires: 11/09/10

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
RUTH ANN BARNARD
114 IVY BROOK DRIVE
PELHAM, AL 35124
13-6-23-1-004-031.000

Shelby County, AL 06/03/2008
State of Alabama

Deed Tax: \$75.00