



20080707000273800 1/1 \$36.00
Shelby Cnty Judge of Probate, AL
07/07/2008 02:43:37PM FILED/CERT

THIS INSTRUMENT PREPARER:		Send Tax Notice To:
NAME:	Eleanore F. Walker	Michael T. Richard
ADDRESS:	Two Devon Sq., 744 W. Lancaster Ave.	5466 Dover Cliff Circle
	Wayne, PA 19087-2594	Birmingham, AL 35242

STATE OF ALABAMA }
COUNTY JEFFERSON }

KNOW ALL MEN BY THESE PRESENTS:

\$249,900.-

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **William A. Floyd and Cheryl P. Floyd, his wife**

(herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto Michael T. Richard and Angela E. Richard, (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 29, according to the Survey of Meadow Brook 12th Sector, as recorded in Map Book 9, page 27, in the Office of the Judge of Probate of Shelby County, Alabama.
Subject to current taxes, easements and restrictions of record.
\$ 224,910.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE(S)**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE(S)**, their heirs and assigns forever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this 14th day of June 2008

Amy Goldman (Seal)

William A. Floyd (Seal)
William A. Floyd

____ (Seal)

____ (Seal)

Amy Goldman (Seal)

Cheryl P. Floyd (Seal)
Cheryl P. Floyd

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Amy Goldman, a Notary Public in and for said County, in said State, hereby certify that **William A. Floyd and Cheryl P. Floyd, his wife**, 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 14 day of JUNE, A.D., 2008.

Amy Goldman
Notary Public

SEAL

My Commission Expires: