

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **THREE HUNDRED FIFTEEN THOUSAND AND NO/100 (\$315,000.00)** 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 **JOHN W. ROUSE AND SUSAN J. ROUSE, HUSBAND AND WIFE** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **JUDITH J. CROSS**, referred to as Grantee(s), her heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 11, TOGETHER WITH AN UNDIVIDED 1/43RD INTEREST IN LOT 44 (COMMON AREA), ACCORDING TO THE MAP OF THE OAKS, RECORDED IN MAP BOOK 10, PAGE 89, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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), her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), her 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), her heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), her heirs 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 11th day of July, 2008.

John W. Rouse
JOHN W. ROUSE

Susan J. Rouse
SUSAN J. ROUSE

STATE OF Texas

Bexar COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that John W. Rouse and Susan J. Rouse, 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, they, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 11th day of July, 2008.

My Commission Exp:

01-10-12

Erica Encina
Notary Public

THIS INSTRUMENT PREPARED BY:

Moseley & Associates, P.C.
2871 Acton Road, Suite 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

JUDITH J. CROSS
11 THE OAKS CIRCLE
BIRMINGHAM, ALABAMA 35244

