

** Re-recorded to show Grantors names in the acknowledgment **

This instrument was prepared by:
Martha R. Cook
McCallum Hoaglund Cook & Irby, L.L.P.
905 Montgomery Highway, Suite 201
Vestavia Hills, Alabama 35216

Send tax notice to:
Jennifer Michelle Gaddis
739 3rd Street Northeast
Alabaster, Alabama 35007

WARRANTY DEED

20080117000022990 1/1 \$31.00
Shelby Cnty Judge of Probate, AL
01/17/2008 09:02:07AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)
Shelby

In consideration of **Ninety-Three Thousand Five Hundred Dollars (\$93,500.00)** to the undersigned grantors paid by the grantee, the receipt and sufficiency of which is acknowledged by **Kathleen W. Rutherford**, an unmarried woman, and **Scott and Kristie Rutherford**, husband and wife, herein referred to collectively as "GRANTORS," do hereby grant, bargain, sell, and convey unto, **Jennifer Michell Gaddis**, an unmarried woman, herein referred to collectively as "GRANTEE," the following described real estate situated in *Shelby* County, Alabama, as her sole and separate property, to-wit:

Lot 9, according to the Survey of Whitestone Townhomes, Phase One, as corrected and recorded in Map Book 20, Page 125, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is subject to ad valorem taxes not yet due and payable, all mineral and mining rights not owned by the GRANTORS, and all easements, rights-of-way, restrictions, covenants, and encumbrances of record.

\$73,500 of the proceeds come from a mortgage recorded simultaneously herewith.

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

IN WITNESS WHEREOF, GRANTORS have set their hand and seal on January 11, 2008

Handwritten signature of Amy Lawson
AMY LAWSON
As the mark of
KATHLEEN W. RUTHERFORD

Handwritten signature of Scott Rutherford
SCOTT RUTHERFORD

Handwritten signature of Kristie Rutherford
KRISTIE RUTHERFORD

20080801000310470 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
08/01/2008 02:03:13PM FILED/CERT

I, the undersigned Notary Public in and for said County, in said State, hereby certify GRANTORS, whose names are signed to the foregoing conveyance and who 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 this same date.

Given under my hand and official seal this 11th day of January, 2008.

Handwritten signature of Martha R. Cook

Notary Public: Martha R. Cook
My Commission Expires: 11-01-2010

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 1, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Handwritten note:
Kathleen W. Rutherford
Scott Rutherford
and
Kristie Rutherford

Shelby County, AL 01/17/2008
State of Alabama

Deed Tax: \$20.00