

20081031000423300 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
10/31/2008 09:44:59AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Shelby County, AL 10/31/2008
State of Alabama

Deed Tax: \$3.50

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Seventy Two Thousand 00/100 \$272,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **SUSAN L. McCUNNIFF and KURT E. McCUNNIFF**, husband and wife, grant, bargain, sell and convey unto **Gary L. Ross, Derrick A. Miller and Karen R. Miller as joint tenants with rights of survivorship.**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 407A, according to the Resurvey of lots 406 through 422, amended map of Old Cahaba Lakewood Sector, as recorded in Map Book 26, Page 43, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way and permits of record.

(\$ 268,457.00) of the aforementioned was paid by first mortgage filed 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 Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of _____, 2008

Susan L. McCuniff
SUSAN L. McCUNNIFF

Kurt E. McCuniff
KURT E. McCUNNIFF

STATE OF AL



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COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **SUSAN L. McCUNNIFF**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of September, 2008

Deana Stigall Dalton
Notary Public

My Commission Expires:

~~NOTARY PUBLIC STATE OF ALABAMA AT LARGE~~
MY COMMISSION EXPIRES: May 11, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF AL
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **KURT E. McCUNNIFF**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of September, 2008

Deana Stigall Dalton
Notary Public

My Commission Expires:

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