

Send tax notice to:  
David Ruethemann  
106 Lantana Circle  
Pelham, AL 35124  
NTC0800336

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

Shelby County, AL 12/23/2008  
State of Alabama

Deed Tax: \$2.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty One Thousand and 00/100 Dollars (\$151,000.00) in hand paid to the undersigned, Elizabeth W. Wood, an unmarried woman (hereinafter referred to as "Grantor") by David Ruethemann (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 126, according to the Survey of Ivy Brook Phase Three as recorded in Map Book 28, Page 34 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$149,033.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that she is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.



20081223000475000 2/2 \$16.00  
Shelby Cnty Judge of Probate:AL  
12/23/2008 01:57:04PM FILED/CERT

IN WITNESS WHEREOF, Grantor has set her signature and seal on this the 15th day of December, 2008.

*Elizabeth W. Wood*  
Elizabeth W. Wood

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth W. Wood, unmarried woman, 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 said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of December, 2008.

(Notary Seal)



*Mary Pamela Short*

Notary Public

Print Name:

Commission Expires: