



20090804000299690 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
08/04/2009 03:02:59 PM FILED/CERT

Send tax notice to:

Marc E. Moffat

260 Kentwood Drive

Alabaster, AL 35007

NTC0900259

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twelve Thousand and 00/100 Dollars (\$212,000.00) in hand paid to the undersigned, **Teresa Magnus Underwood and Mark Underwood, Wife and Husband**, (hereinafter referred to as "Grantors") by **Marc E. Moffat** (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 154, according to the Survey of Kentwood, 3rd Addition, Phase 3, as recorded in Map Book 20, Page 79, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$212,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A  
MORTGAGE LOAN.

**Teresa Magnus is one and the same person as Teresa Magnus Underwood.**

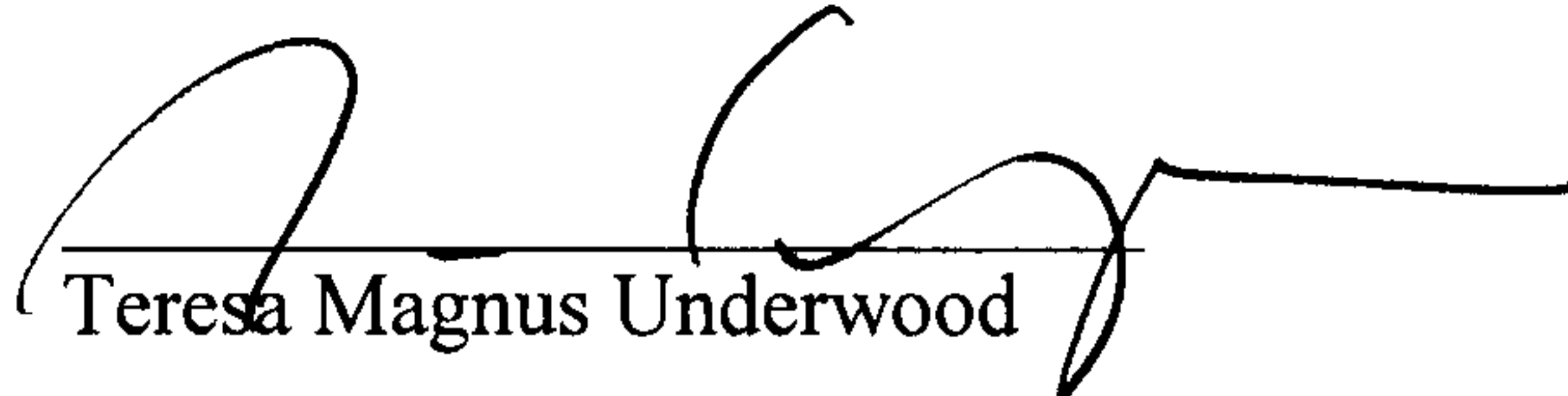
The Grantors does for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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.



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IN WITNESS WHEREOF, Grantors have set their signatures and seals on this the 24th day of July, 2009.

  
Teresa Magnus Underwood

  
Mark Underwood

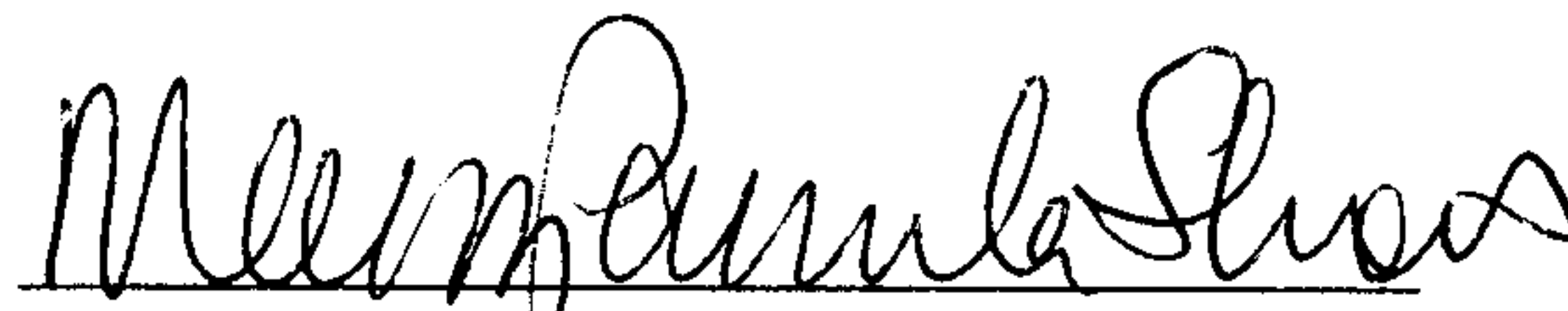
STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa Magnus Underwood and Mark Underwood, Wife and Husband, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of July, 2009.

(Notary Seal)



  
Notary Public  
Print Name:  
Commission Expires: