

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esquire  
#17 Office Park Circle, Ste 150  
Birmingham, Alabama 35209

SEND TAX NOTICE TO:  
Rena Lantrip  
2792 Berkeley Drive  
Birmingham, AL 35242

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred Fifteen Thousand and No/100 Dollars (\$515,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Elizabeth Holland and husband, Harold E. Holland, Jr.** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Rena Lantrip** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 4, in Block 9, according to the Amended Map of First Addition to Woodford, as recorded in Map Book 10, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

\$465,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

**Subject to that certain mortgage from Elizabeth Holland and Bubba Holland in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Delta Funding Corp. in the amount of \$471,000.00 dated 6/1/2005, recorded in Instrument #2005-31289, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

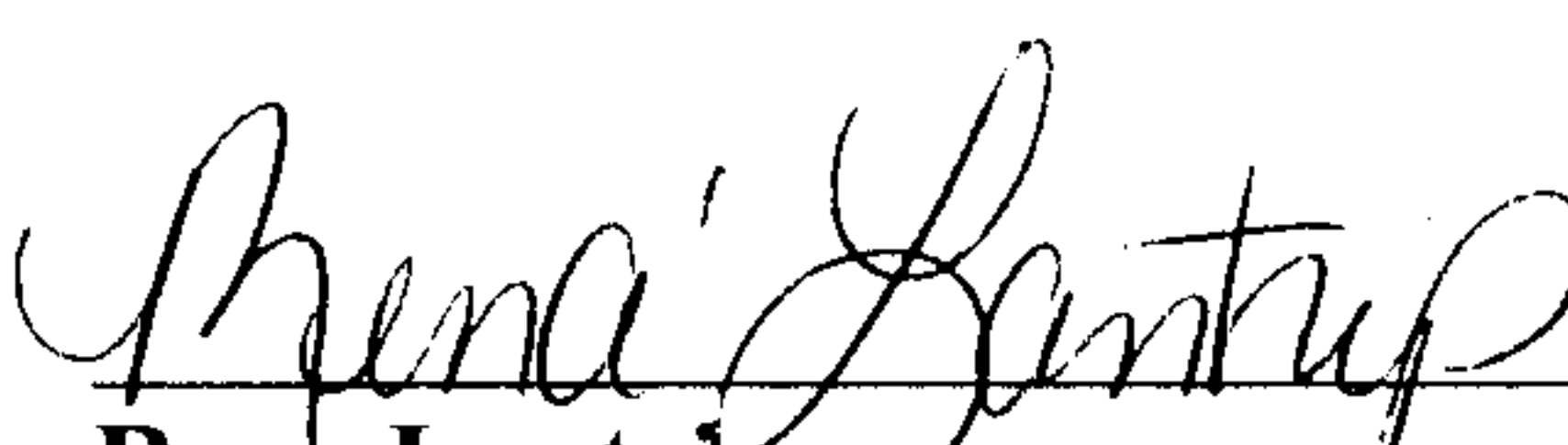
The undersigned Grantee herein accept delivery of title by this deed knowing that it is subject to an outstanding mortgage, debt or lien which is an encumbrance upon this property and agree that said mortgage debt or lien may be permissibly outstanding and remain unpaid until such time as Grantees' mortgage indebtedness closed simultaneously herewith is paid in full. Grantee has the right to cure any defects or pay any claims arising from same if necessary to protect their interest and offset any amounts paid against debts or obligations to Grantor.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

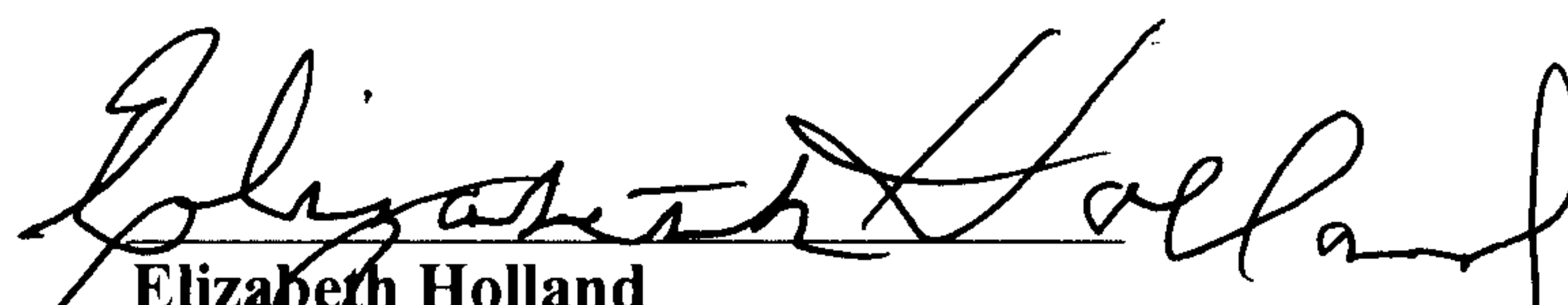
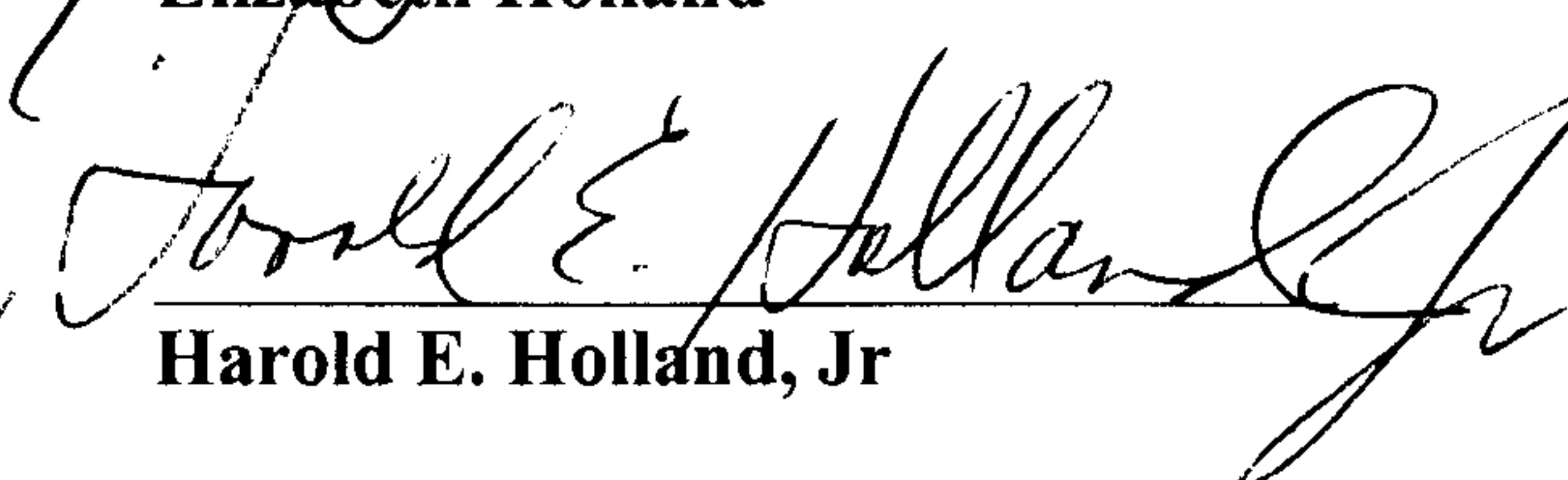
And I/we do for myself and for my heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that I/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 25<sup>th</sup> day of November, 2009.

GRANTEE:

  
Rena Lantrip

GRANTOR:

  
Elizabeth Holland  
  
Harold E. Holland, Jr

STATE OF ALABAMA )

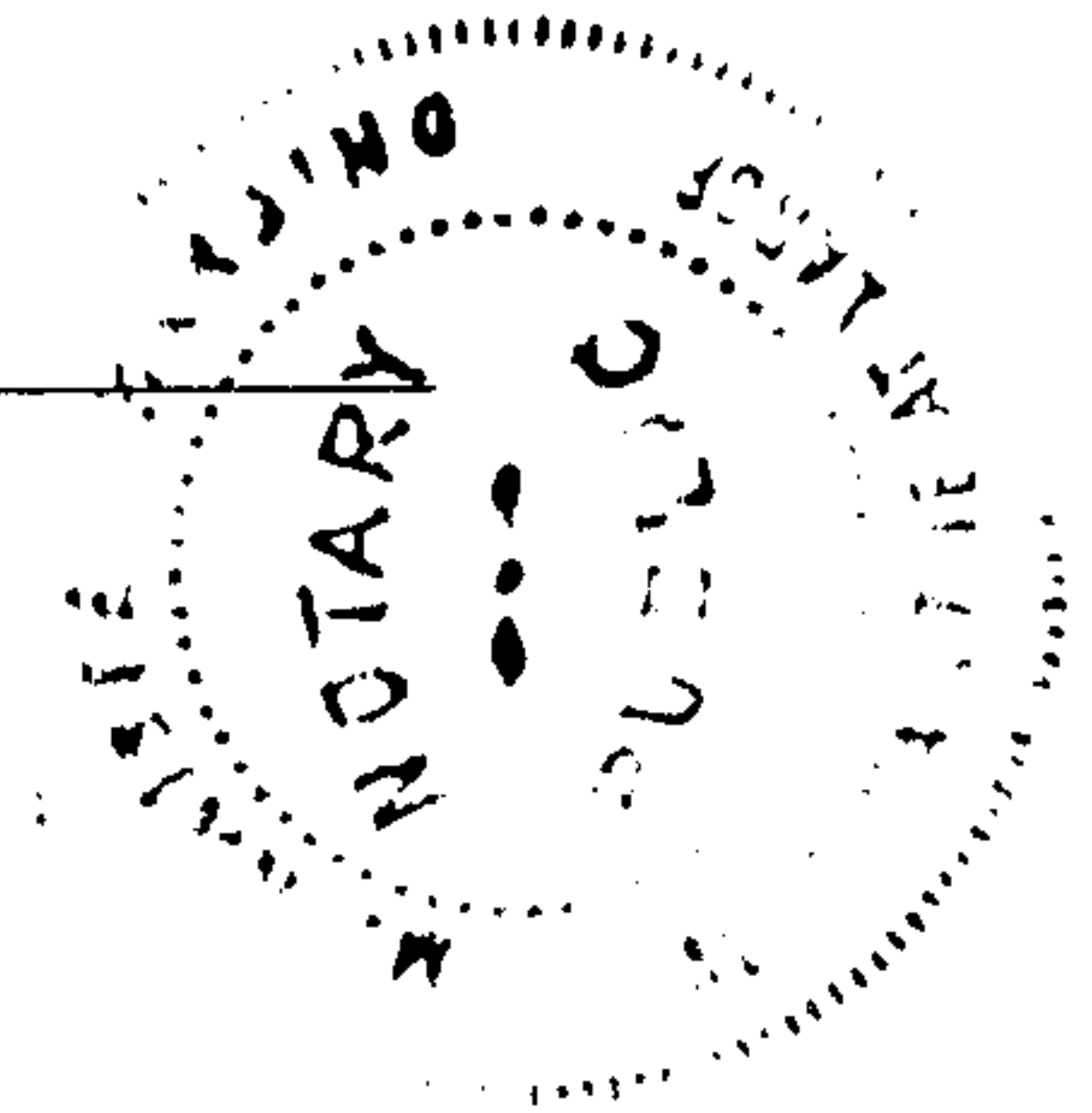
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Elizabeth Holland and husband, Harold E. Holland, Jr. 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 the day the same bears date.

Given under my hand and official seal, this 25<sup>m</sup> day of November, 2009.

  
Notary Public

My Commission Expires: 10/13/13



STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rena Lantrip 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25<sup>th</sup> day of November, 2009.

  
Notary Public

My Commission Expires: 7-26-2012

