

20100512000150120 1/2 \$246.50
Shelby Cnty Judge of Probate, AL
05/12/2010 02:03:04 PM FILED/CERT

Shelby County, AL 05/12/2010

State of Alabama

Deed Tax : \$232.50

FRS File No.: 639009

Customer File No.: 8054587

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Thirty Two Thousand Five Hundred and NO/100----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Brent C. Ruppert and Angela Ruppert, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Prudential Relocation, Inc. of 16260 North 71st Street, 2nd Floor Reception, Scottsdale, AZ 85254

(herein referred to as GRANTEE), its ~~xxx~~ ^{successors} and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 31, according to the Survey of Deer Ridge Lakes, Sector 2, Phase 1, as recorded in Map Book 32, Page 24, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 405 Fawn Drive, Chelsea, AL 35043, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, its ~~xxx~~ ^{Successors} and assigns, forever.

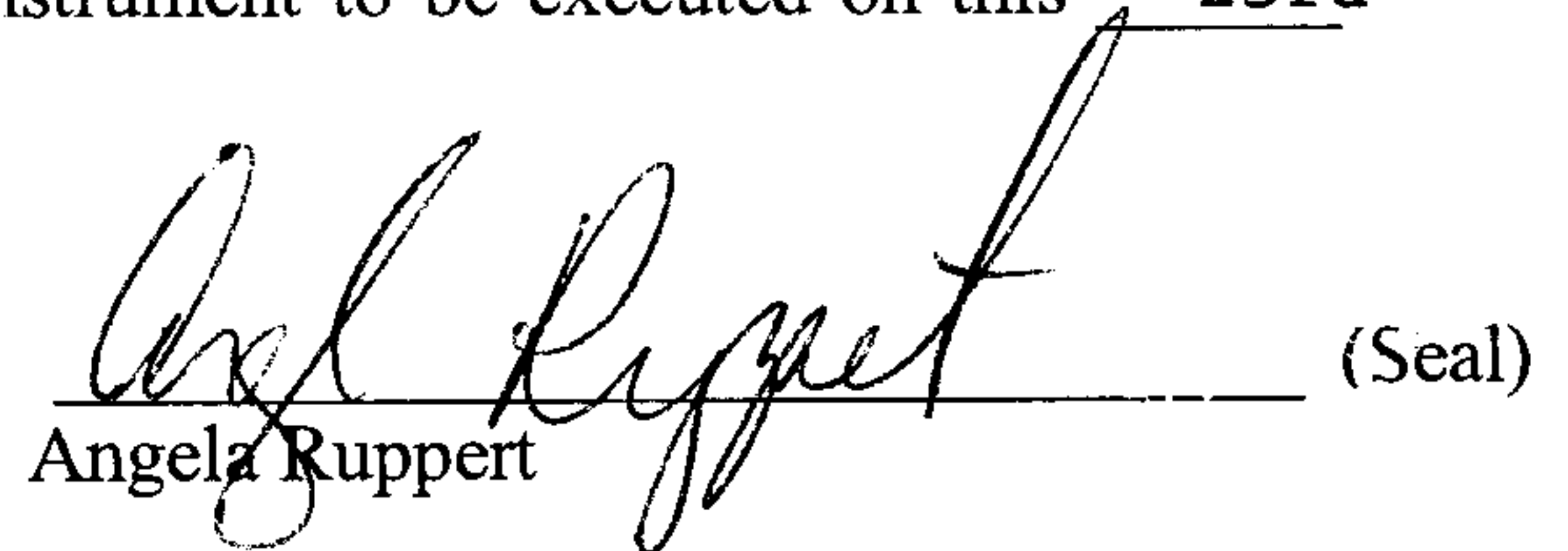
AND GRANTOR does covenant with the said GRANTEE, its ~~xxx~~ ^{successors} and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

CLAYTON T. SWEENEY, ATTORNEY AT LAW

successors
same to the said GRANTEE, its ~~XXXX~~ ^{successors} and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, its ~~XXXX~~ ^{successors} and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 23rd day of February, 2010.

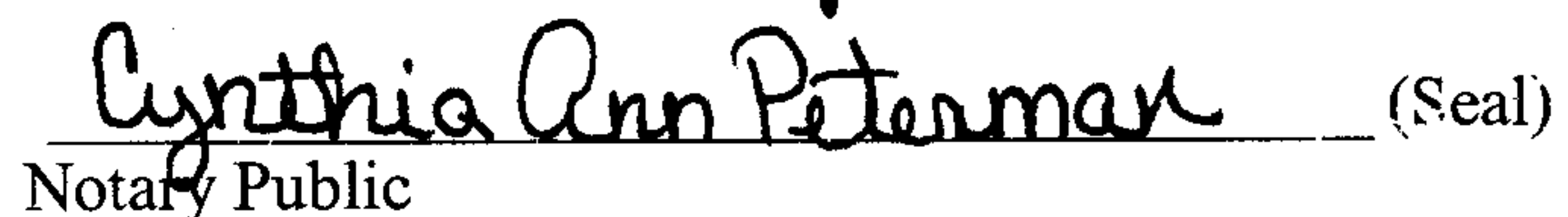
 (Seal)
Brent C. Ruppert

 (Seal)
Angela Ruppert

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brent C. Ruppert married (fill in marital status) 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 seal this the 23rd day of February, 2010.

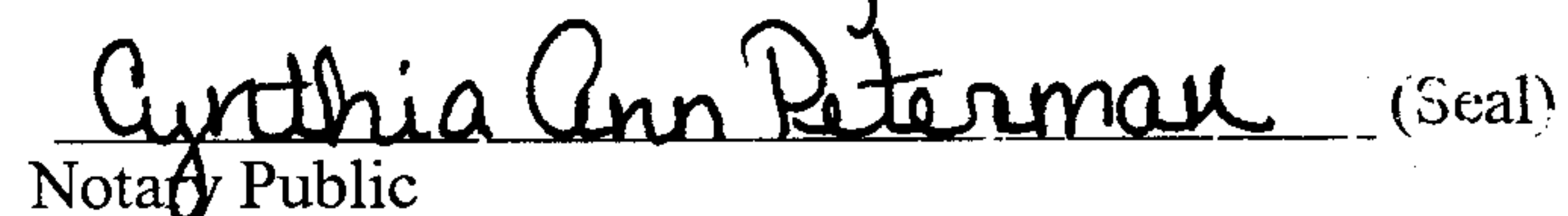
 (Seal)
Notary Public

1/16/11
My Commission Expires

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Angela Ruppert married (fill in marital status) 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 seal this the 23rd day of February, 2010.

 (Seal)
Notary Public

1/16/11
My Commission Expires

This document prepared by: Valerie Volk, Account Specialist, 7330 San Pedro, Suite 300, San Antonio, TX 78216


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