


This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Matthew C. Ramm

267 Cedar Grove Parkway
Alabaster, Alabama 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
Shelby COUNTY)


20100609000183280 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/09/2010 03:43:36 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Seventy Thousand dollars and Zero cents (\$270,000.00) in hand paid by Matthew C. Ramm and Stacey T. Ramm (hereinafter referred to as "GRANTEES") to Stock Loan Services, LLC (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said Matthew C. Ramm and Stacey T. Ramm, as joint tenants with rights of survivorship, the following described real estate in Shelby County, Alabama, to wit:

Lot 39, according to the Final Plat, Sterling Gate, Sector 2, Phase 2, as recorded in Map Book 36, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2010 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

\$266,412.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

FILE NO: 210987

Shelby County, AL 06/09/2010
State of Alabama
Deed Tax : \$4.00

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized representative this 27th day of May, 2010.

Stock Loan Services, LLC

Bradley J. Namesnik
By: Bradley J. Namesnik
Its: Asst. V.P.

STATE OF North Carolina §
§
Mecklenburg COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bradley J. Namesnik whose name(s) is/are signed to the foregoing conveyance as the Asst. V.P. of Stock Loan Services, LLC, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of May, 2010.

Mary C. Swindler
Notary Public
Commission expires: 12-15

