



20110713000203990 1/2 \$159.00
Shelby Cnty Judge of Probate, AL
07/13/2011 02:28:14 PM FILED/CERT

Send tax notice to:

Dane M. and Stephanie G. Ratliff

122 Southview Drive

Birmingham, AL 35244

BHM1100294

State of Alabama

County of Shelby

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

Shelby County, AL 07/13/2011
State of Alabama
Deed Tax: \$144.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Four Thousand and 00/100 Dollars (\$294,000.00) in hand paid to the undersigned **Thomas P. Beckmann and Deborah M. Beckmann, husband and wife** (hereinafter referred to as "Grantors"), by **Dane M. Ratliff and Stephanie G. Ratliff** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 36 according to the survey of Southpointe, 9th Sector, Phase 1, as recorded in Map Book 16, Page 80, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2011 AND THEREAFTER.

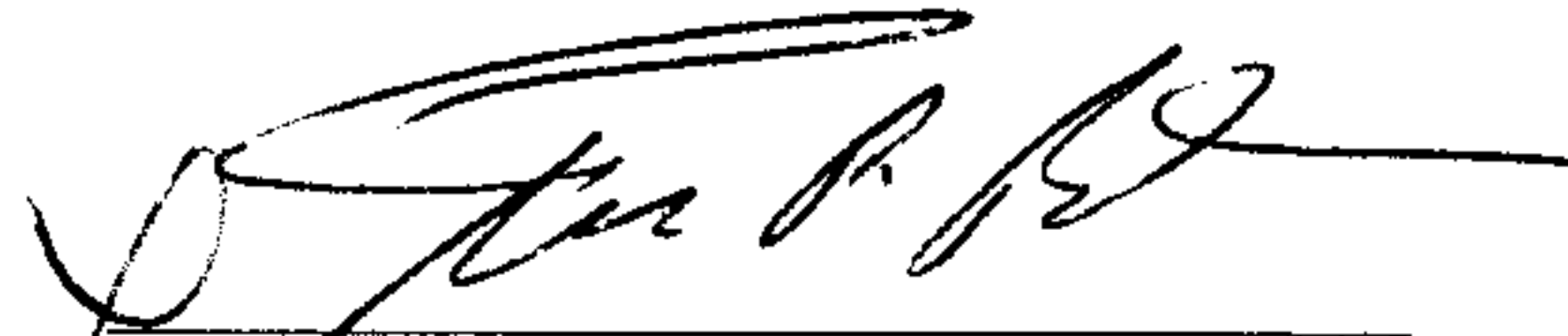
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$150,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Thomas P. Beckmann and Deborah M. Beckmann have hereunto set their signatures and seals on July 11, 2011.

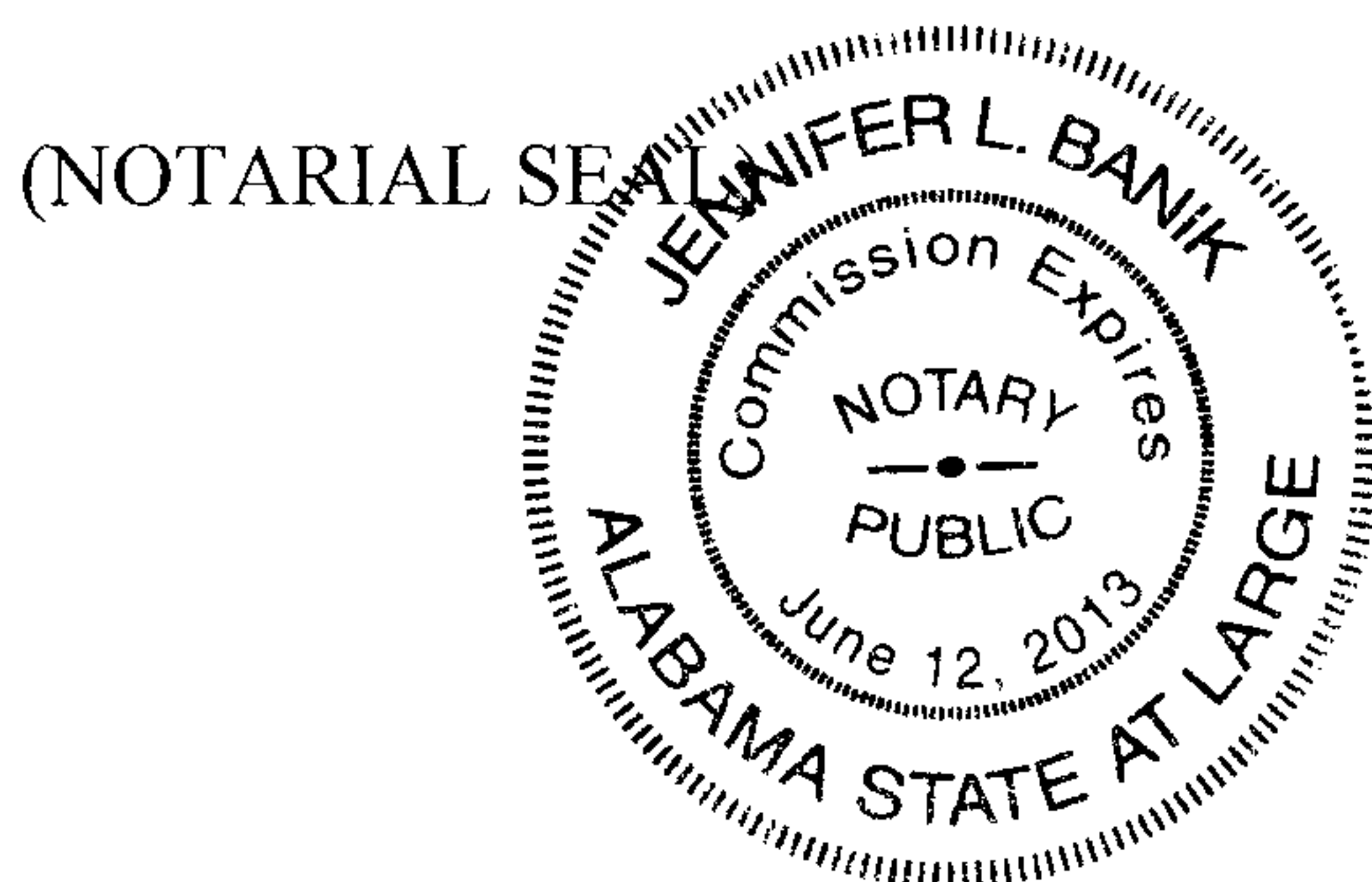

Thomas P. Beckmann

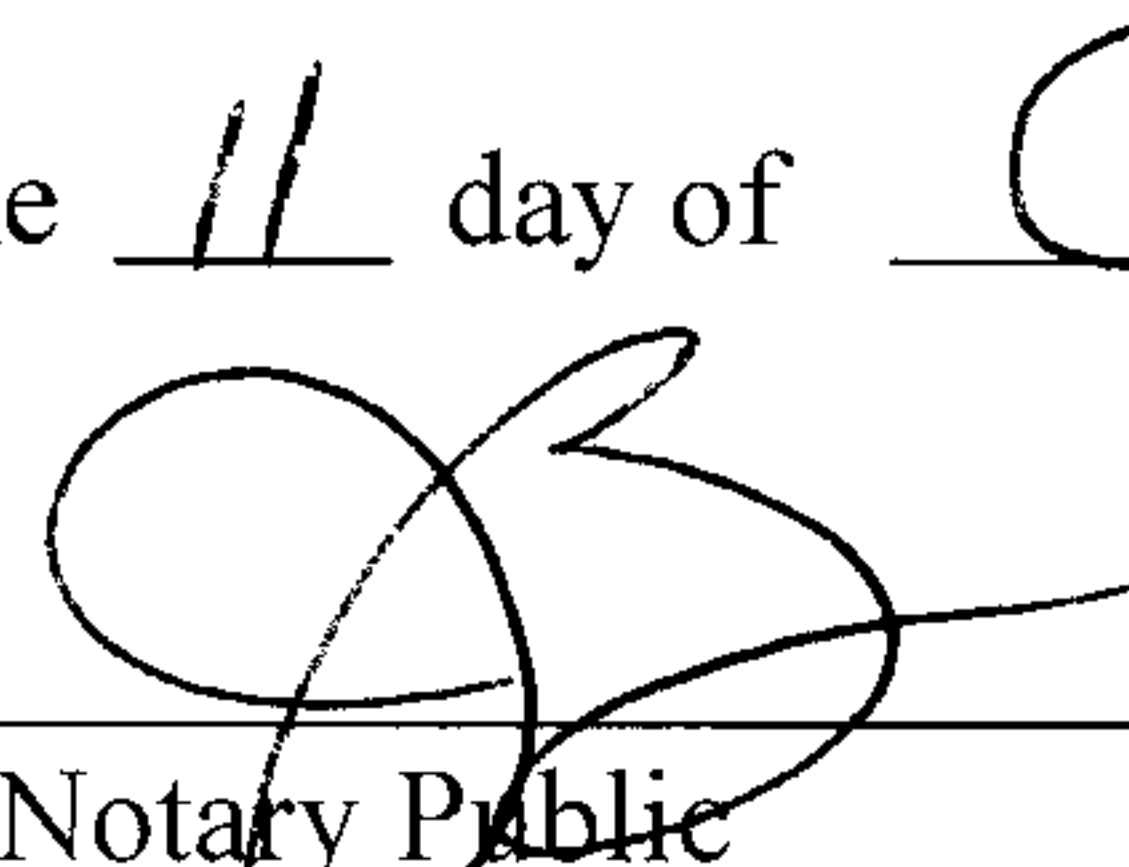

Deborah M. Beckmann

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas P. Beckmann and Deborah M. Beckmann, whose names are signed to the foregoing instrument, and who are 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 11 day of July 2011.




Notary Public
Print Name: Jennifer L. Banik
Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 12, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS