

Send tax notice to:

Anne L. Ellis

Neil C. Ellis

1956 Cahaba Crest Drive

Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

NTC1100218

State of Alabama

County of Shelby



20110906000263210 1/2 \$73.00
Shelby Cnty Judge of Probate, AL
09/06/2011 03:12:42 PM FILED/CERT

Shelby County, AL 09/06/2011
State of Alabama
Deed Tax: \$58.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00) in hand paid to the undersigned **Roger Byrd, an unmarried man and Diane Byrd, an unmarried woman**, (hereinafter referred to as "Grantors"), by **Anne L Ellis and Neil C Ellis** (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 2, Block 2, according to the Survey of Altadena Woods, First Sector, as recorded in Map Book 10, Page 104, 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.

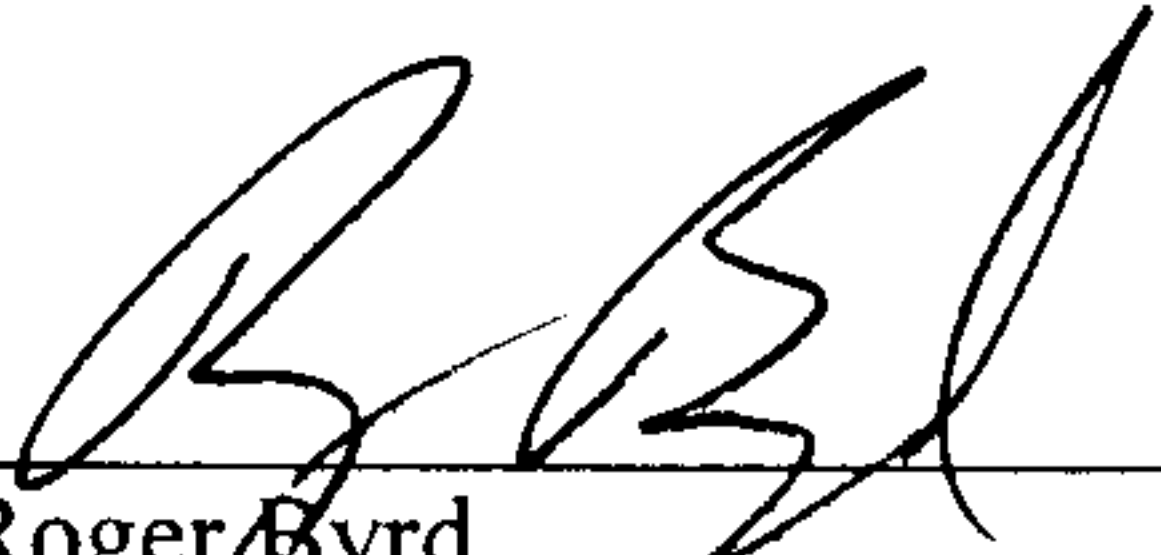
\$232,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

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IN WITNESS WHEREOF, Grantors Roger Byrd and Diane Byrd have hereunto set their signatures and seals on August 24, 2011.



Roger Byrd



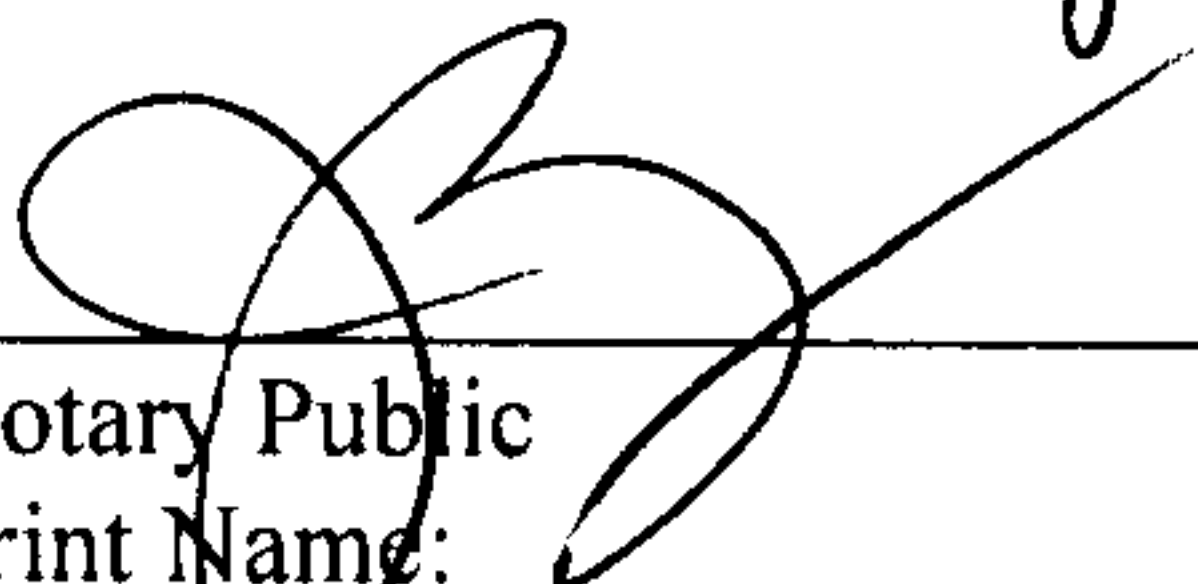
Diane Byrd

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger Byrd , an unmarried man and Diane Byrd, an unmarried man, 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 24 day of August 2011.

(NOTARIAL SEAL)



Notary Public
Print Name:
Commission Expires:

