

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

WILLIAM DAVID WHITE
2548 WILLOWBROOK CIRCLE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

20120709000243310 1/1 \$475.00
Shelby Cnty Judge of Probate, AL
07/09/2012 01:50:31 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Four Hundred Sixty Three Thousand and 00/100 Dollars (\$463,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, TERRI A. RUFFINO*, an unmarried person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto WILLIAM DAVID WHITE (herein referred to as "Grantees"), all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

**LOT 45, ACCORDING TO THE SURVEY OF WILLOWBROOK, AS RECORDED IN
MAP BOOK 11, PAGE 48 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

*TERRI A. HOUSER AND TERRI A. RUFFINO ARE ONE AND THE SAME PERSON

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and his assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I 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, and his assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto her hands and seals, this 6 day of JULY, 2012.

Terrri A. Ruffino
TERRI A. RUFFINO

Shelby County, AL 07/09/2012
State of Alabama
Deed Tax: \$463.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, TERRI A. RUFFINO, 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 6 day of JULY, 2012.

M
Notary Public

My Commission Expires: 9/21/2014

