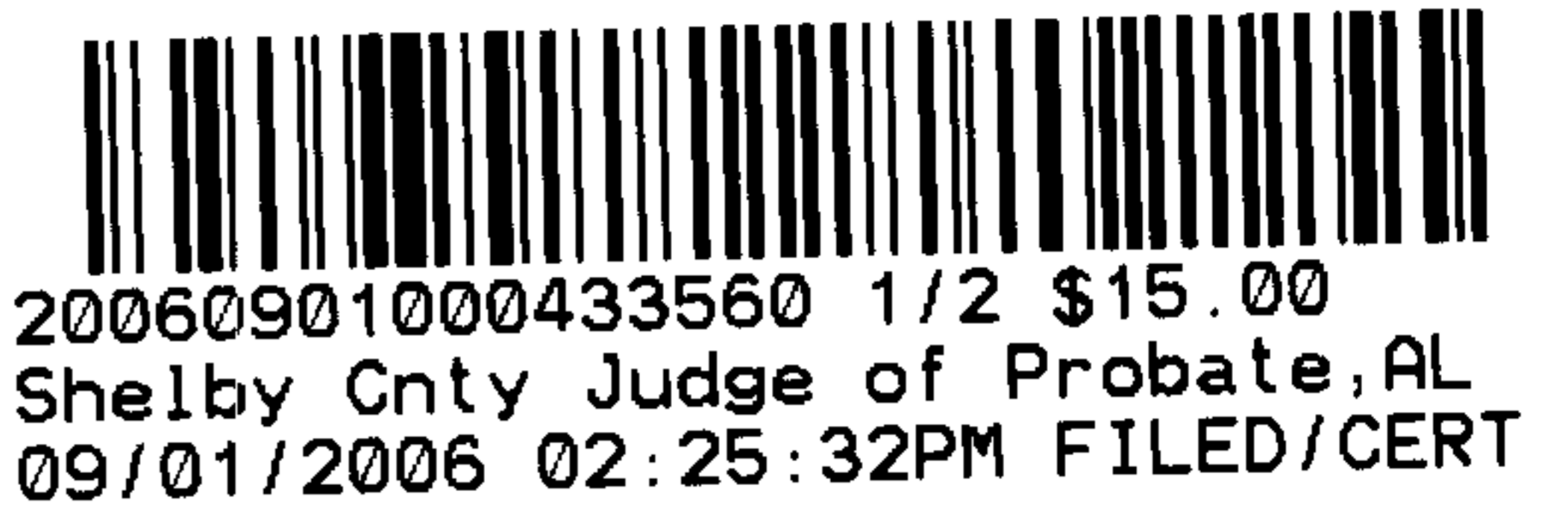


SEND TAX NOTICE TO:
Julanda M. Sandlin
104 Timberleaf Circle
Alabaster, AL 35007



THIS INSTRUMENT PREPARED BY:
Gregory Wayne Lee, Esquire
Lee & McClelland, LLC
P.O. Box 430222
Birmingham, AL 35242

WARRANTY DEED

STATE OF Alabama

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ---ONE HUNDRED THIRTY THOUSAND FIVE HUNDRED AND NO/100'S DOLLARS (\$130,500.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Charlotte M. Stanforth, an unmarried woman**, (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Julanda M. Sandlin, an unmarried woman**, (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

**LOT 2 ACCORDING TO THE SURVEY OF TIMBERLEAF TOWNHOMES
AS RECORDED IN MAP BOOK 21, PAGE 31, SHELBY COUNTY,
ALABAMA RECORDS.**

11241
Subject to:

- 1) The lien of Ad Valorem taxes for the year 2006 are a lien but neither due nor payable until 1 October, 2006.
- 2) Municipal improvements assessments and fire district dues against subject property, if any.
- 3) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- 4) 20' building line front as shown on recorded Map Book 21, Page 31.
- 5) 20' easement on the rear as shown on recorded Map Book 21, Page 31.
- 6) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1996-28323 in the Probate Office of Shelby County, Alabama.
- 7) Permit to Alabama Power Company as recorded in Deed Book 205, Page 35.
- 8) Right of Way to Shelby County as recorded in Deed Book 230, Page 226.
- 9) Easement South Central Bell as recorded in Deed Book 353, Page 768.
- 10) Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.

The entire consideration as set out above is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and 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 have hereunto set his/her/their hand(s) and seal(s), this **August 29, 2006**.

_____(Seal)

Charlotte M. Stanforth
Charlotte M. Stanforth

_____(Seal)

_____(Seal)

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charlotte M. Stanforth, an unmarried woman**, whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she has executed the same voluntarily and as her act, on the day the same bears date.

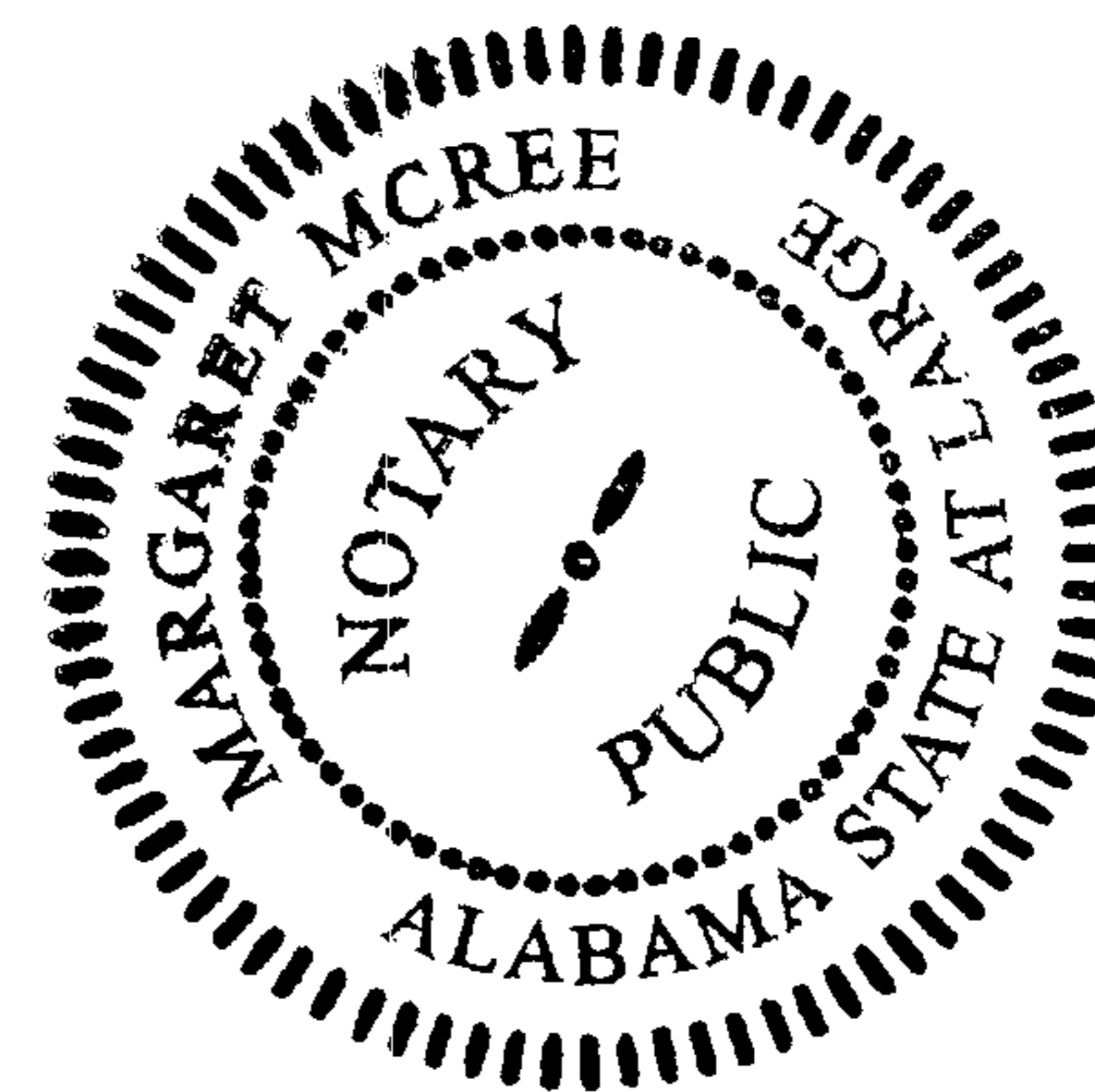
Given under my hand and official seal this 29th day of August, 2006

Margaret M Cree

Notary Public.

My Commission Expires: 2-5-07

(Seal)



20060901000433560 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/01/2006 02:25:32PM FILED/CERT