



20061129000579180 1/2 \$67.00
Shelby Cnty Judge of Probate, AL
11/29/2006 02:17:19PM FILED/CERT

BHM0600626

Send tax notice to:

Donald Cunningham

429 Weatherly Club Drive

Pelham, Alabama 35124

This instrument prepared by:

S. KENT STEWART

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

SHELBY COUNTY

Shelby County, AL 11/29/2006
State of Alabama

Deed Tax: \$53.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Four Thousand and 00/100 Dollars (\$264,000.00) in hand paid to the undersigned, Charles E. Sparks and Karen D. Sparks, husband and wife (hereinafter referred to as "Grantors") by Donald and Amanda P. Cunningham (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2708, according to the Survey of Weatherly Highlands Club Drive, Sector 27, as recorded in Map Book 27, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.

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

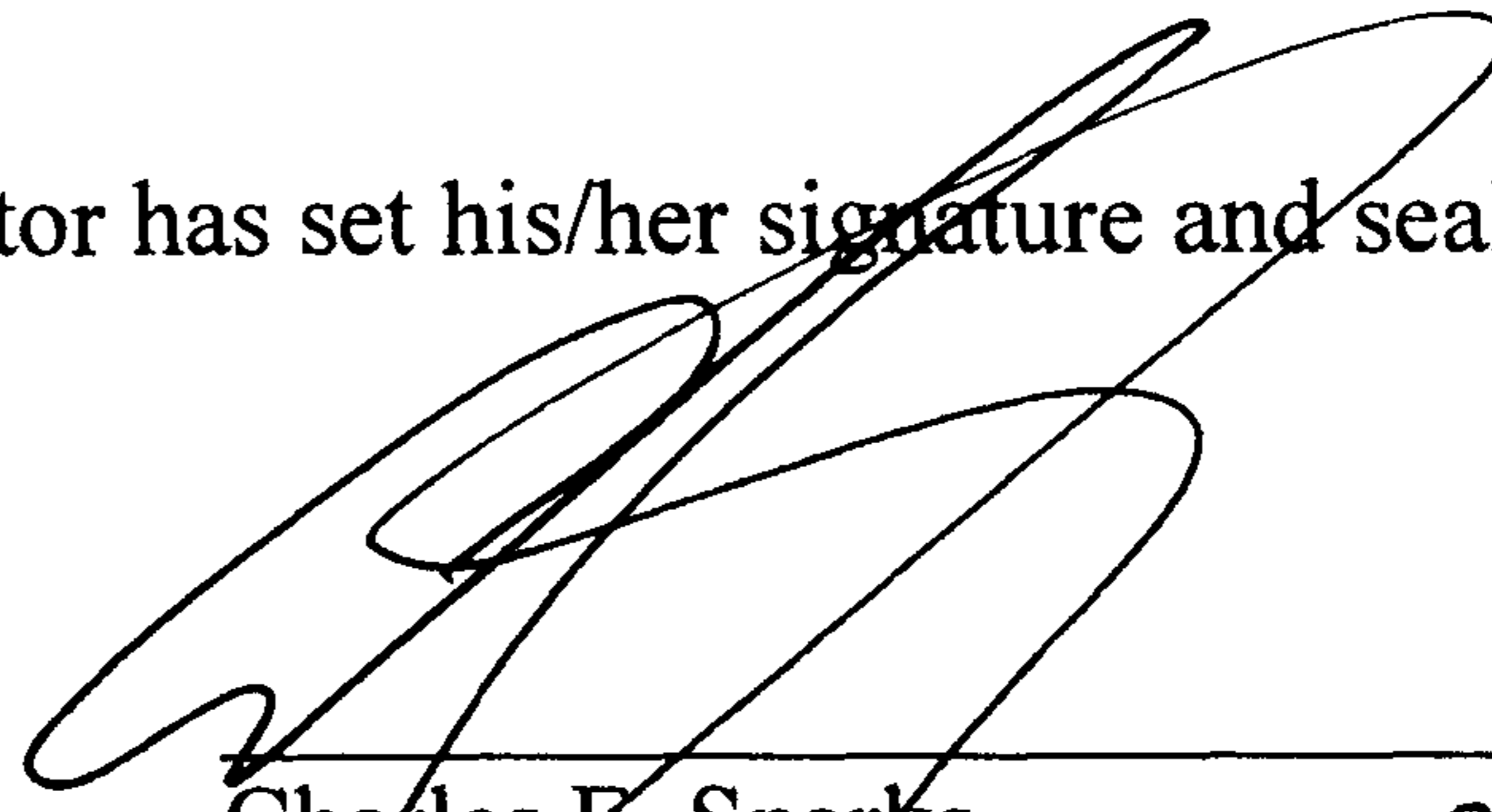
\$211,200 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he 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 grantee, their heirs and assigns forever against the lawful claims of all persons.

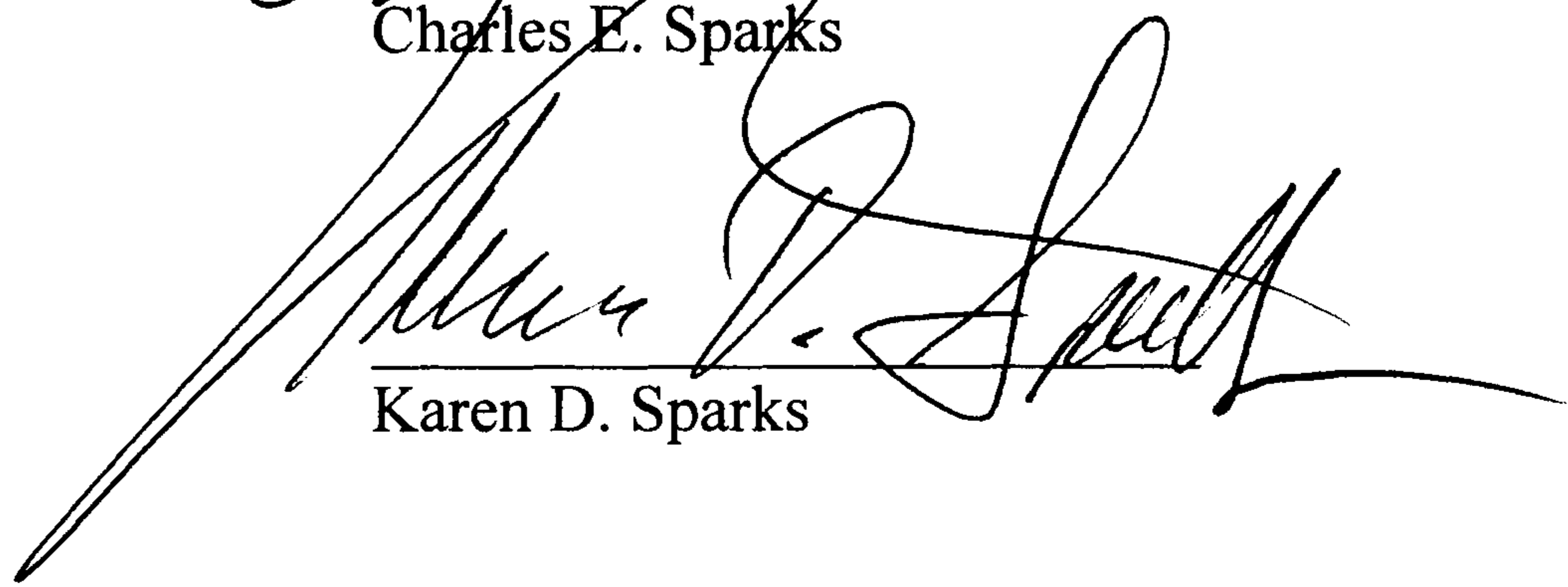
TO HAVE AND TO HOLD to Grantees, as joint tenants with rights of survivorship, their heirs, executors, administrators and assigns forever.

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IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 27th day of November 2006.



Charles E. Sparks



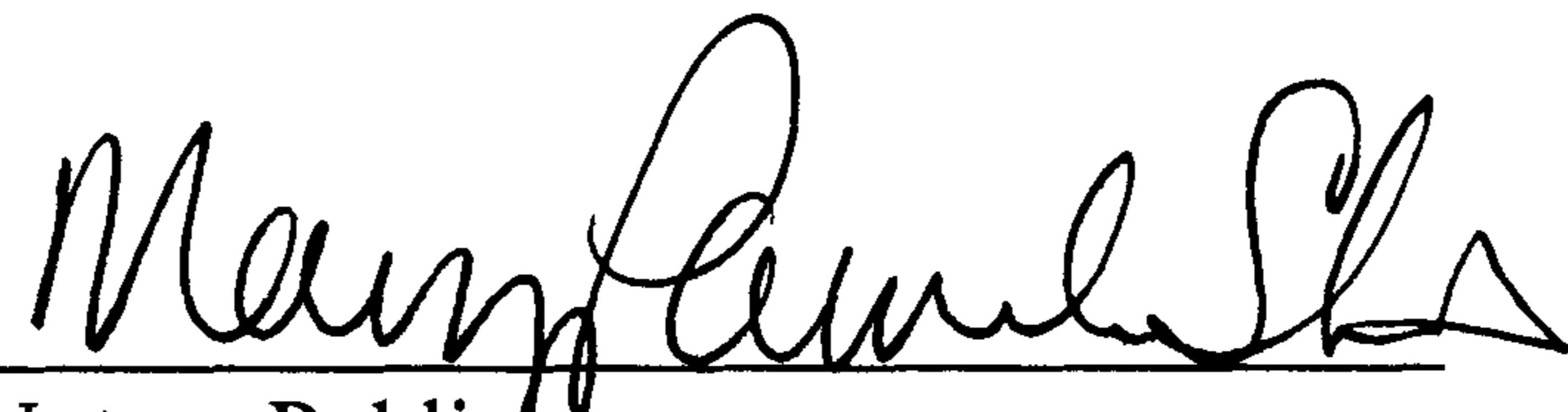
Karen D. Sparks

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles E Sparks and Karen D. Sparks, 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 27th day of November 2006.

(Notary Seal)



Notary Public

Print Name:

Commission Expires: 8/28/10

