

THIS INSTRUMENT PREPARED BY:  
Law Offices of Jeff W. Parmer, LLC  
850 Shades Creek Parkway, Suite 210  
Birmingham, AL 35210

GRANTEE'S ADDRESS:

Stephen P. Preston

117 Creekstone Trail  
Cakera, AL 35040

STATE OF ALABAMA )

GENERAL WARRANTY DEED

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fourteen Thousand Six Hundred Eighty and no/100 (\$114,680.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Sheila D. Erwin, a married woman, and Joyce D. Childs, a single woman** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Stephen P. Preston and Theresa Preston** (hereinafter referred to as GRANTEE), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 106, according to the Final Plat of Stonecreek, Phase I, as recorded in Map Book 32, Page 92, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


\$117,020 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

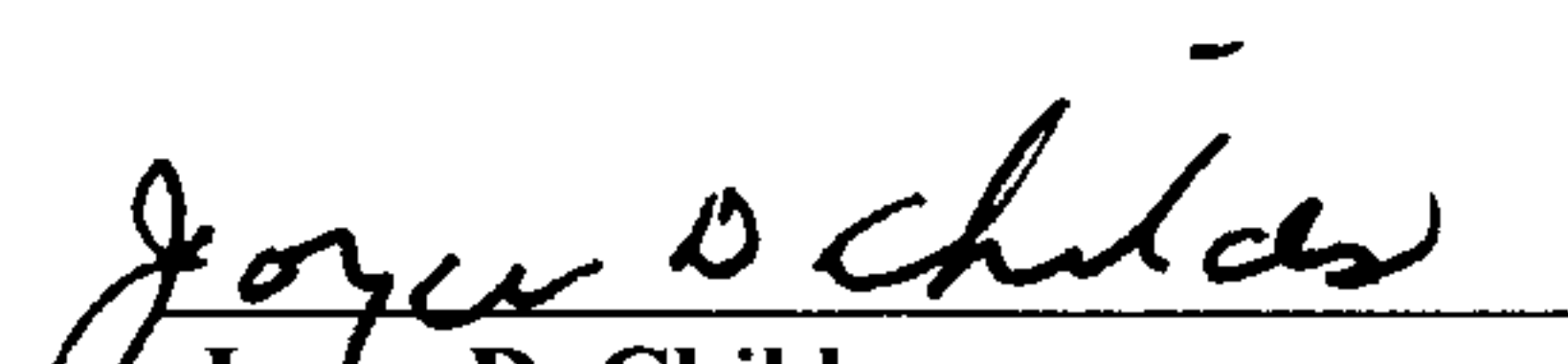
The property described herein does not constitute the homestead of the grantors nor that of their spouses.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seal this the 4<sup>th</sup> day of January, 2010

  
Sheila D. Erwin

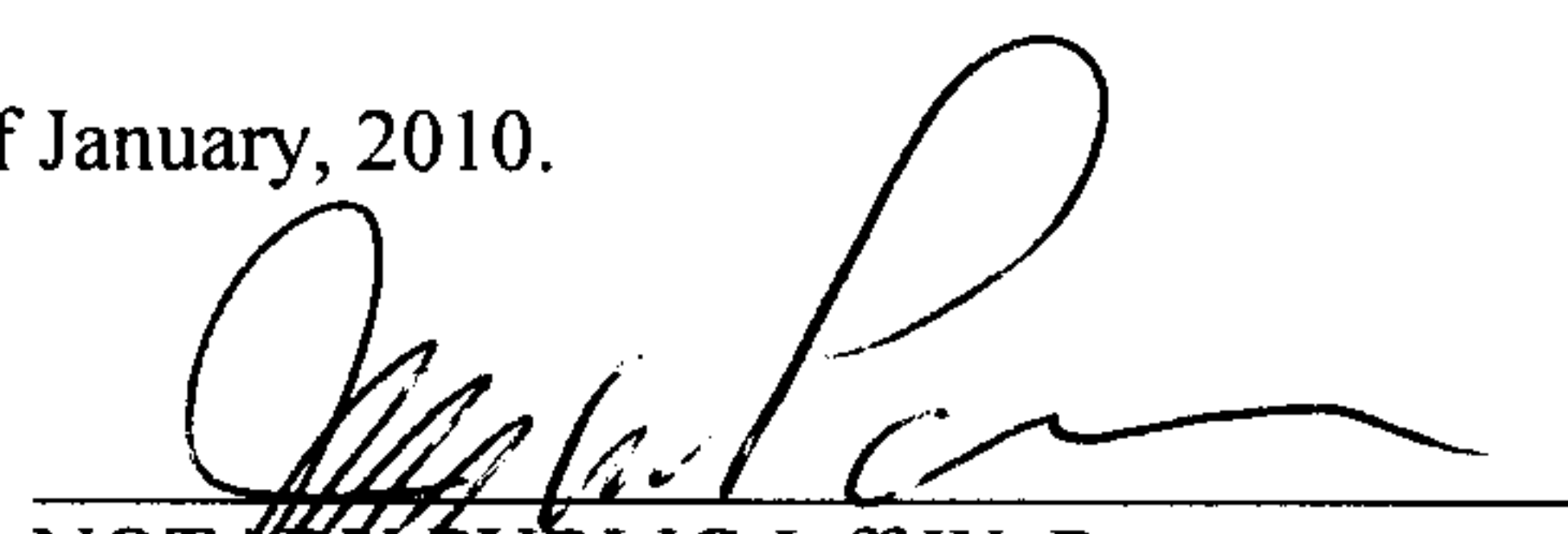
  
Joyce D. Childs

STATE OF Alabama )

COUNTY OF Shelby )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Sheila D. Erwin and Joyce D. Childs**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

Given under my hand and seal this 4<sup>th</sup> day of January, 2010.

  
NOTARY PUBLIC Jeff W. Parmer  
My Commission Expires: 9/22/12