

THIS INSTRUMENT WAS PREPARED BY:

Mary Douglas Hawkins
GALLOWAY & SCOTT, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209
Telephone: (205) 949-5580

Send Tax Notice To:

Bedford G. Seale
105 Sugar Drive
Pelham, AL 35124

WARRANTY DEED

THE STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of ONE HUNDRED SIX THOUSAND FIVE HUNDRED and No/100 (\$106,500.00) DOLLARS in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **MARY J. STARNES, a married person** (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto **BEDFORD G. SEALE** (hereinafter called Grantee), the following described real property, located and situated in Shelby County, Alabama, to-wit:

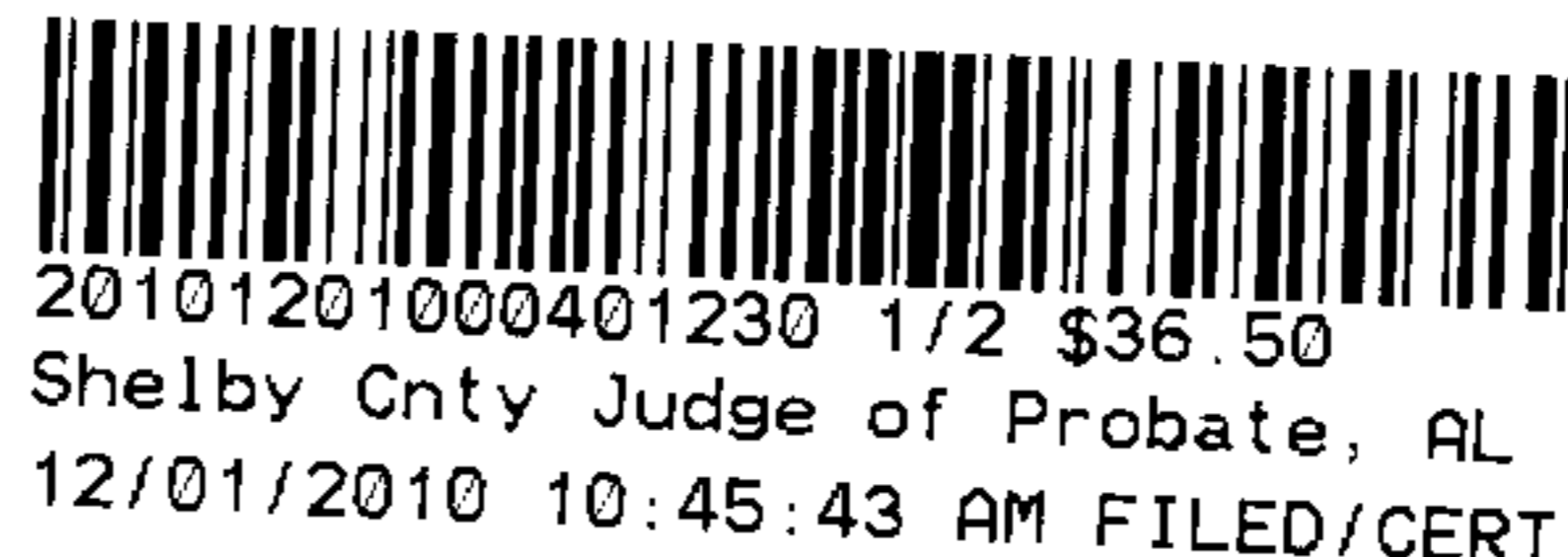
Lot 35, according to the Amended Map of Sugar Oaks, as recorded in Map 16, Page 126, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes for the current year, 2010, and subsequent years which are not yet due and payable.
- 2. Existing easements, restrictions, rights-of-way, set-back lines, limitations, if any, of record.

\$85,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed of even date herewith.

NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTOR NOR THE GRANTOR'S SPOUSE.



TO HAVE AND TO HOLD the above described property, together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantee, his heirs, personal representatives and assigns, forever.

Grantor hereby covenants with the said Grantee, his heirs, personal representatives and assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that she is free from all encumbrances; that she has a good right to sell and convey the same to the said Grantee herein, and that Grantor, her heirs, personal representatives and assigns shall warrant and defend the same to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal on this the 30th day of November, 2010.

Mary J. Starnes (SEAL)
MARY J. STARNES

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Mary J. Starnes, a married person, 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 30th day of November, 2010.

Mary Douglas Hawkins
NOTARY PUBLIC
My commission expires: 3/5/12



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Shelby Cnty Judge of Probate, AL
12/01/2010 10:45:43 AM FILED/CERT