

This instrument prepared by:
Rodney S. Parker, Attorney-at-Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2016-01-4940
Documentary Evidence: Sales Contract

Send tax notice to:
Eileen Joiner
231 Chesser Plantation Lane
Chelsea, Alabama 35043
(Property Address and Grantee's
Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty-Two Thousand Five Hundred and 00/100 Dollars (\$182,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantor by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, we, **David E. Starling and wife, Beverly Starling**, (hereinafter referred to as “Grantors”) do by these presents, grant, bargain, sell, and convey unto **Eileen Joiner**, (hereinafter referred to as “Grantee”) the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 6, according to the Amended Map of Chesser Plantation, Phase 1, Sector 1, as recorded in Map Book 31, page 21A & 21B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the common areas as more particularly described in the Declaration of Covenants, Conditions, and restrictions for Chesser Plantation, as recorded in Inst. No. 2002-10788, First Amendment to Declaration, as recorded in Inst. No. 20070515000227970, in the Probate Office of Shelby County, Alabama.

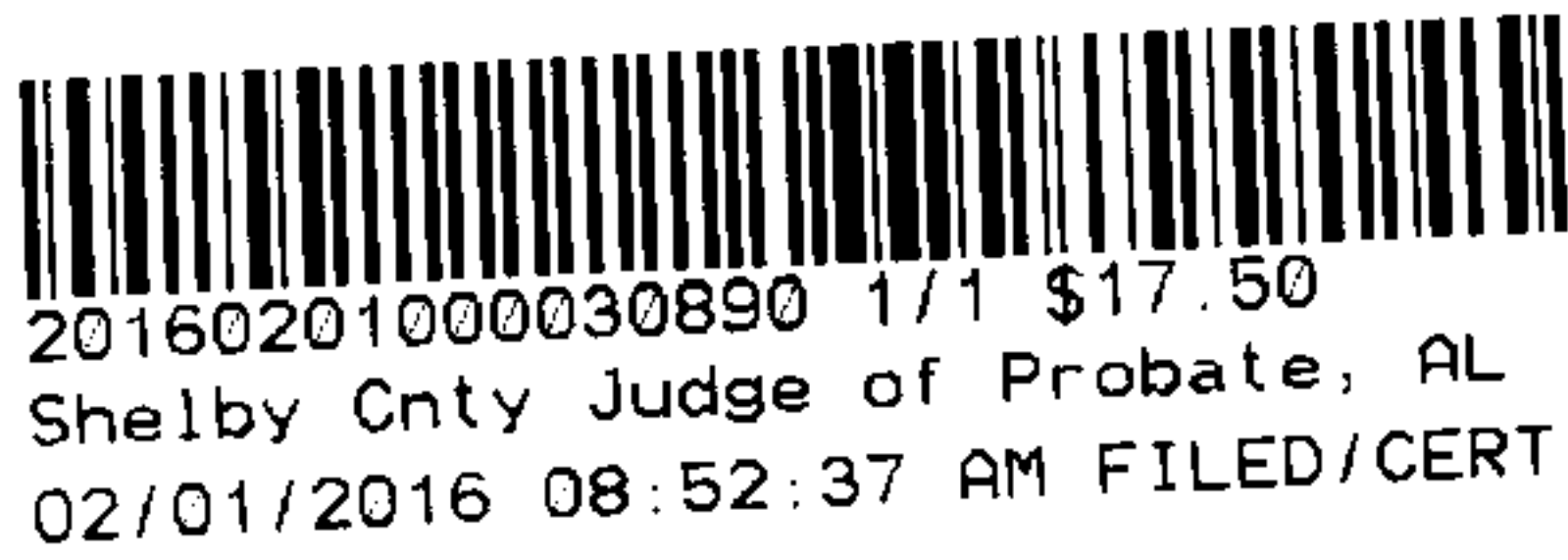
SUBJECT TO: Taxes for the current year and all subsequent years not yet due and payable, all restrictions, covenants, conditions, encumbrances, encroachments, easements, rights of way, set back lines, limitations, and other rights, if any, of record.

\$ 179,193.00 of the total purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

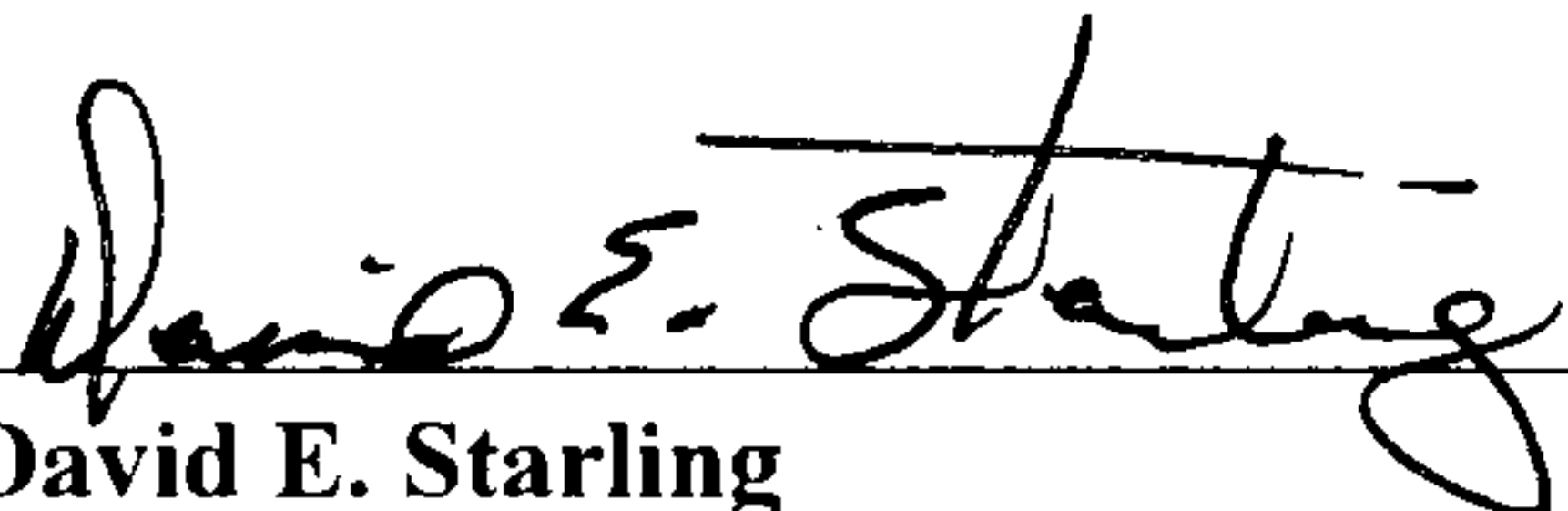
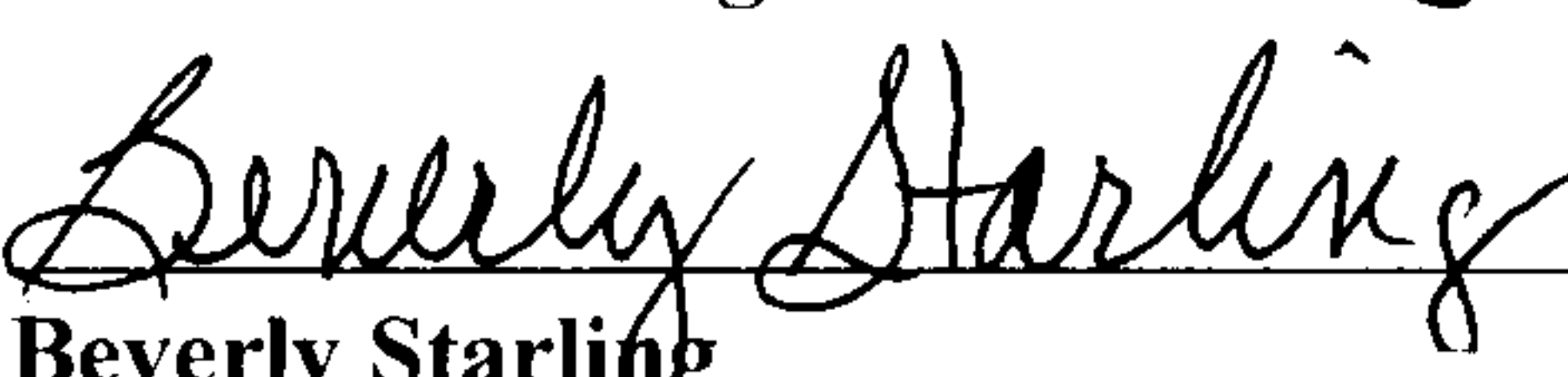
TO HAVE AND TO HOLD unto Grantee, his heirs and assigns forever.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns covenant with Grantee, her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors hereunto set their hand and seal this the **29th day of January, 2016**.



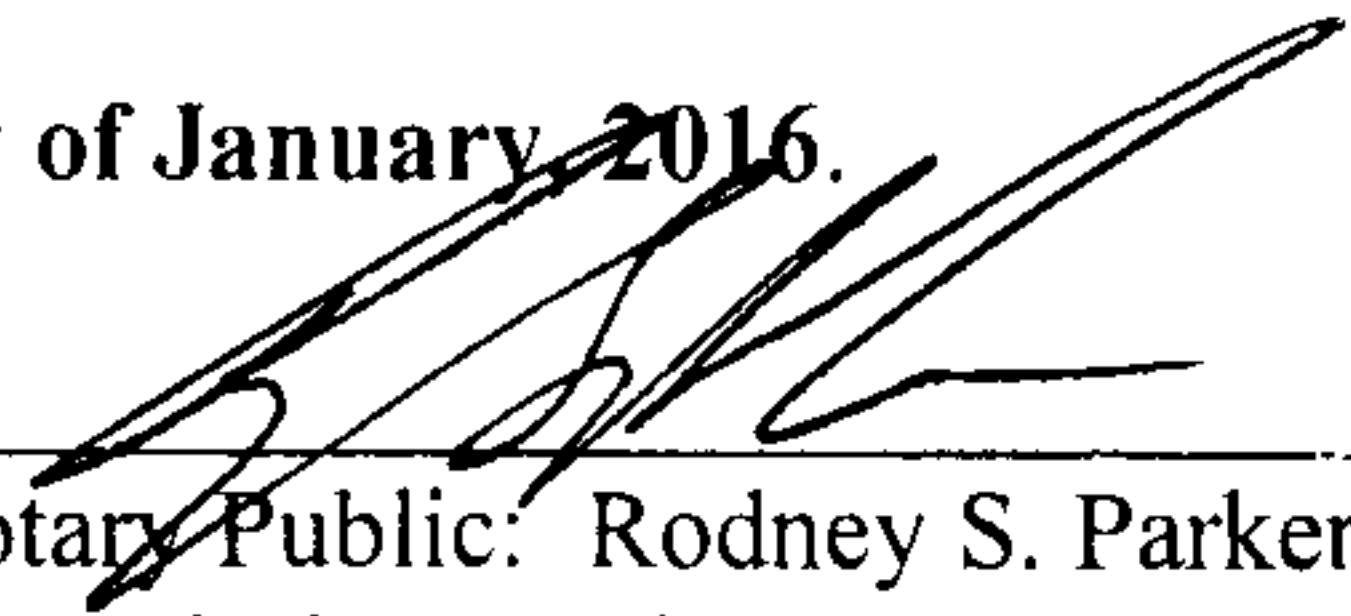
STATE OF ALABAMA
COUNTY OF SHELBY

 (Seal)
David E. Starling
 (Seal)
Beverly Starling

Shelby County, AL 02/01/2016
State of Alabama
Deed Tax: \$3.50

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **David E. Starling and wife, Beverly Starling**, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **29th day of January, 2016**.


Notary Public: Rodney S. Parker
Commission Expires: 12/09/2019

Grantor's Mailing Address:
2703 Tanglewood Trail
Hokes Bluff, AL 35903