

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

JAMES ASHLEY STAHL  
109 WIXFORD WAY  
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED EIGHTY SEVEN THOUSAND FIVE HUNDRED and 00/100 (\$187,500.00) DOLLARS to the undersigned grantor, MAYFIELD HOMEBUILDERS, L.L.C., an Alabama Limited Liability Company in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JAMES ASHLEY STAHL and TERESA O. STAHL, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 355, ACCORDING TO THE SURVEY OF WEATHERLY, WIXFORD MOOR, SECTOR 24, AS RECORDED IN MAP BOOK 20, PAGE 144, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. 20 foot building setback line for Wixford Way as shown by recorded plat.
3. 7.5 foot easement on East and Southeast side as shown by recorded plat.
4. Restrictions as shown by recorded plat.
5. Restrictive covenants as setforth in Instrument #1996/7635, as recorded in the Probate Office of Shelby County, Alabama.
6. Non-exclusive easement as setforth in Instrument #1996/6002, in the Probate Office of Shelby County, Alabama.
7. Covenants and agreements for water services as setforth in Instrument #1995/6003, in the Probate Office of Shelby County, Alabama.
8. Non-exclusive easement as setforth in Instrument #1993-37547 and #1993/40410, in the Probate Office of Shelby County, Alabama.
9. Mineral and mining rights and rights incident thereto setforth in Instrument #1995/30791, in the Probate Office of Shelby County, Alabama.

\$168,750.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

12/15/1997-40630  
10:01 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 30.00

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, MAYFIELD HOMEBUILDERS, L.L.C., by its MANAGING MEMBER, M.D. MAYFIELD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 1st day of December, 1997.

MAYFIELD HOMEBUILDERS, L.L.C.  
By:   
M.D. MAYFIELD, MANAGING MEMBER

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that M.D. MAYFIELD, whose name as MANAGING MEMBER of MAYFIELD HOMEBUILDERS, L.L.C., an Alabama Limited Liability Company, 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, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said an Alabama Limited Liability Company.

Given under my hand this the 1st day of December, 1997.

  
Notary Public

My commission expires: 7/16/98

Inst # 1997-40630

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