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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

DEBORAH STANFORD
2062 CHANDALAR COURT
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED NINE THOUSAND DOLLARS and 00/100 (\$109,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JON BART CASTLEBERRY, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DEBORAH STANFORD, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF CHANDALAR TOWNHOMES, FIRST ADDITION, AS RECORDED IN MAP BOOK 24, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. BUILDING AND SETBACK LINES OF 15 FEET AS RECORDED IN MAP BOOK 24, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. 15 FOOT EASEMENT ON EAST LOT LINE AS PER PLAT.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN VOLUME 264, PAGE 26.
5. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT #1998-23357.
6. EASEMENT AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #1999-12012.

\$108,300.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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 GRANTORS, JON BART CASTLEBERRY, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 25TH day of February, 2003.

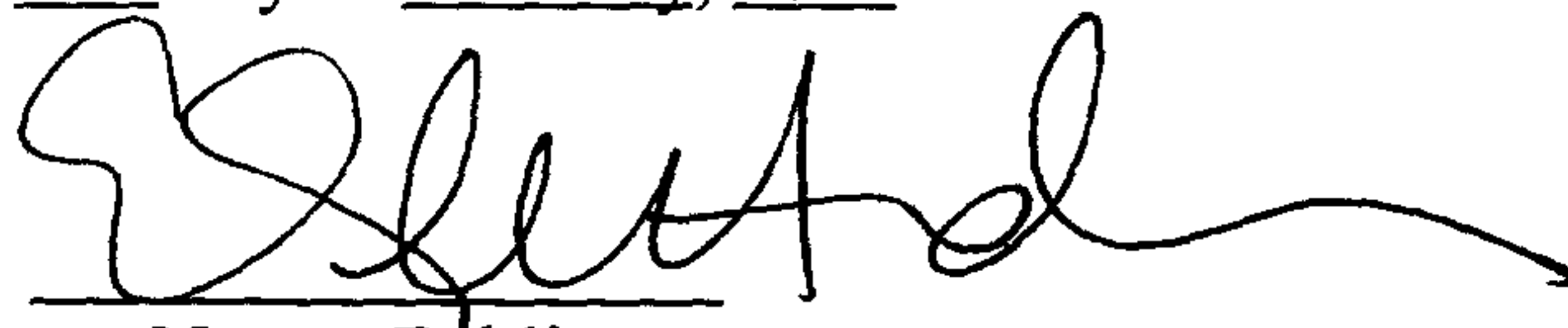

JON BART CASTLEBERRY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JON BART CASTLEBERRY, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of February, 2003.


Notary Public

My commission expires: 10-2-05