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Shelby Cnty Judge of Probate, AL  
06/02/2004 11:14:00 FILED/CERTIFIED

Send tax notice to:  
Stuart X. Stephenson, III

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #350  
Birmingham, Alabama 35243

BHM0408340

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eight Thousand and 00/100 Dollars and no/100's Dollars (\$108,000.00) in hand paid to the undersigned, Currie C. Beech, and husband, Marc S. Beech, and Charles Clayton, III, a married man, (hereinafter referred to as "Grantors") by Stuart X. Stephenson, III (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Wyndham, Camden Sector, as recorded in Map Book 22, Page 93, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Advalorem taxes due October 1, 2004, and every subsequent year.

20 foot minimum building setback line from Wyndham Lane and a 10 foot easement along the West property line as shown by recorded Map.

Restrictive covenants as setforth in Instrument #1997-16429 and amended in Instrument #1997-29516.

Right of Way to Shelby County as setforth in Deed Book 154, page 384 and in Deed Book 155, page 333.

Easements to the Town of Helena as setforth in Deed Book 305, page 394, 396, 398, 400, and 402.

Permit to Alabama Power Company as setforth in Deed Book 130, page 169.

Title to all minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

\$86,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Currie A. Clayton and Currie C. Beech is one and the same person.

This property is not the homestead of Charles Clayton, III nor that of his spouse.

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The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors, Currie C. Beech, and her husband, Marc S. Beech, and Charles Clayton, III, a married man, have hereunto set their signatures and seals on this the 27th day of May, 2004.

Currie C. Beech  
Currie C. Beech

Charles Clayton III by Currie C. Beech, By Virtue of Power of Attorney  
Recorded Simultaneously Herewith

Charles Clayton, III  
by, Currie C. Beech,  
By Virtue of Power of Attorney  
Recorded Simultaneously Herewith

Marc S. Beech by Currie C. Beech  
By Virtue of Power of Attorney  
Recorded Simultaneously Herewith

Marc S. Beech  
by, Currie C. Beech  
By Virtue of Power of Attorney  
Recorded Simultaneously Herewith



STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Currie C. Beech, wife of Marc S. Beech, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office, this the 27TH day of May, 2004.

  
Notary Public

My Commission Expires: 4-13-08

STATE OF ALABAMA                      ()  
COUNTY OF JEFFERSON                ()

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Currie C. Beech, whose name as Attorney in Fact for Marc S. Beech and Charles Clayton III, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this instrument, he, executed the same voluntarily in his capacity as Attorney in Fact on the day the same bears date.

Given under my hand and seal of office, this the 27th day of May, 2004.

  
Notary Public

My Commission Expires: 4-13-08