


This instrument was prepared by:
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WHEN RECORDED RETURN TO:
Perryn G. Carroll, Attorney at Law
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Birmingham, Alabama 35253


20040722000407880 Pg 1/3 18.00
Shelby Cnty Judge of Probate, AL
07/22/2004 12:51:00 FILED/CERTIFIED

Form 1-1-27 Rev 1-66

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED AND FIFTY-TWO THOUSAND AND FIVE HUNDRED DOLLARS (\$152,500.00) [ONE HUNDRED AND FIFTY-TWO THOUSAND AND FIVE HUNDRED DOLLARS (\$152,500.00) paid by **Mortgage** filed at the same time as this deed], to the undersigned grantors, Kristi L. Clark-Goldstein, who is one and the same as Kristi L. Clark and Mark Goldstein, her spouse, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS do by these presents, grant bargain, sell and convey unto Christopher C. Stolz and Tracy S. Stolz, a married couple, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate in Shelby County.

Lot 30, according to the Survey of Dearing Downs, Third Addition, as recorded in Map Book 8, Page 15, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject To:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims thereof, which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachment, and any facts which are not shown by the public records.
4. Any lien, or right to a lien, for service, labor or material imposed by law and not shown by the public record.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. The lien of Ad Valorem taxes for the year 2004 are a lien but neither due nor payable until 1 October, 2004.
7. Municipal improvements, assessments and fire district dues against subject property if any.

8. Building and setback lines of 35 feet as recorded in map Book 8, Page 15, in the Probate Office of Shelby County, Alabama.
9. 7.5-foot easement along North and East lot lines as per plat.
10. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitations, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Book 36, Page 492, in the Probate Office of Shelby County, Alabama.
11. Easement to South Central Bell as recorded in Deed Book 324, Page 855, in the Probate Office of Shelby County, Alabama.
12. Easement to Southern Natural Gas Corporation as recorded in Deed Book 294, Page 604, in the Office of the Judge of Probate of Shelby County, Alabama.
13. Transmission line permit to Alabama Power Company as recorded in Deed Book 155, Page 107.
14. Reservation regarding easement for water line as reserved in Deed Book 299, Page 367.

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 19 day of July, 2004.

Witness

Kristi L. Clark-Goldstein
Kristi L. Clark-Goldstein

Witness

Mark Goldstein 7-19-04
Mark Goldstein

STATE OF ALABAMA

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kristi L. Clark-Goldstein, individually whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 20th day of July, 2004.

My Commission Expires

11-28-07

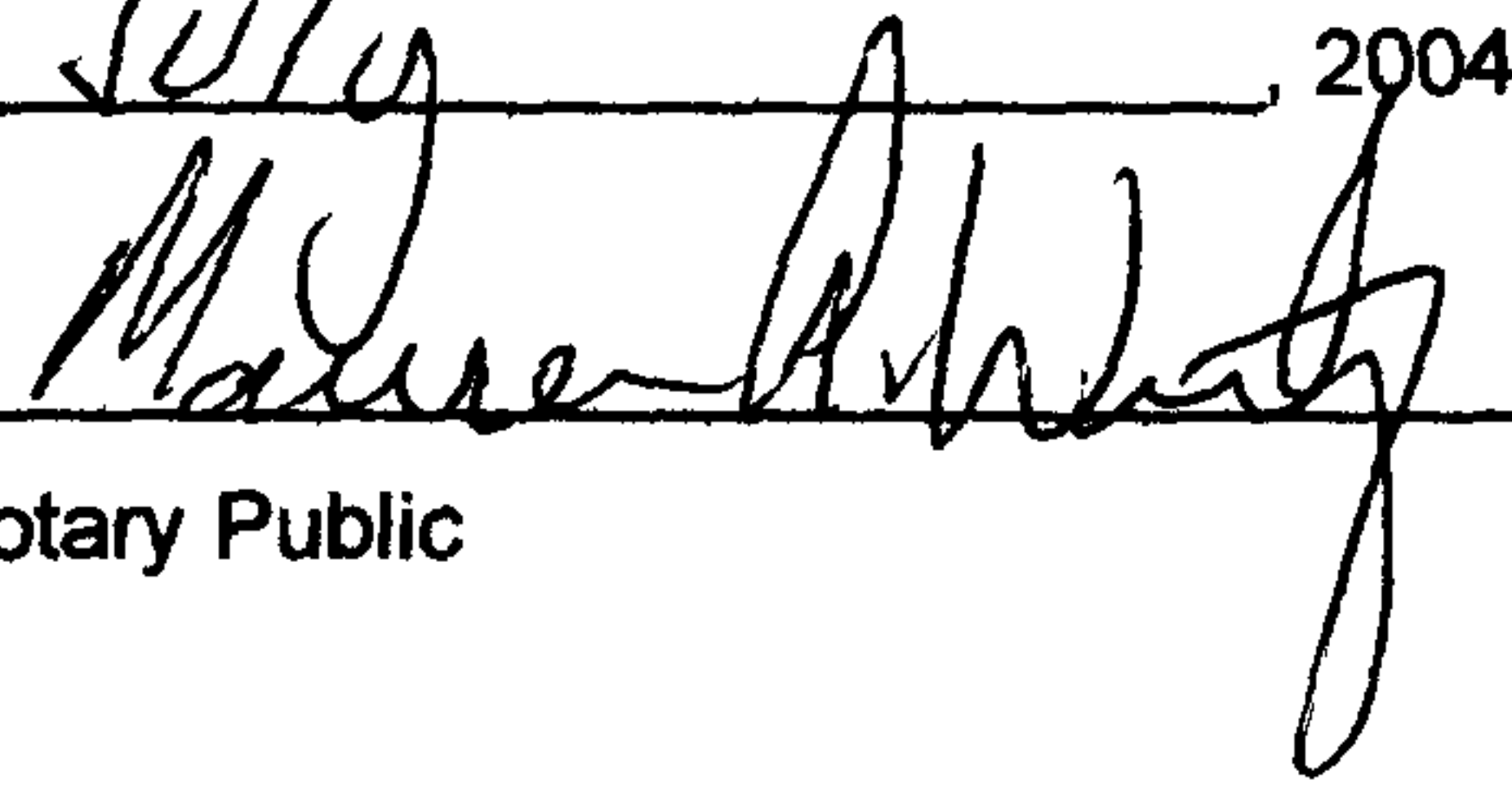
Kerry Carroll
Notary Public

STATE OF Colorado
Larimer COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mark Goldstein, individually whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal the 19 day of July, 2004.

My Commission Expires
2-14-06


Notary Public

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