20051108000582460 1/2 $15.00
Shelby Cnty Judge of Probate,AL
11/08/2005 03:02:20PM FILED/CERT

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
102 Canyon Place
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS ($125,650.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **M. CHARLEAN STARR, AN UNMARRIED PERSON** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **STEPHEN FREEMAN** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 38, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to:
(1)Taxes or assessments for the year 2006 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) 15-foot building line as shown on recorded map; (b) Restrictions appearing of record in Instrument No. 1994-35220 and Instrument No. 1995-12825; (c) Right-of-way granted to Alabama Power Company recorded in 1998-34343.

To Have And To Hold to the said grantee, his, her or their heirs and assigns forever.

$125,650.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are fee from encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 31st day of October, 2005.

M Charlean Starr (SEAL)
M. Charlean Starr

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STATE OF ALABAMA
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **M. Charlean Starr, An Unmarried Person,** whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, 2005.

H. W. G.

Notary Public
My Commission Expires: 3/1/08