

20051109000587540 1/2 \$31.50
Shelby Cnty Judge of Probate, AL
11/09/2005 01:21:10PM FILED/CERT

Shelby County, AL 11/09/2005
State of Alabama

Deed Tax: \$17.50

Send tax notice to:

Robert Stewart

Monica Stewart

309 Liberty Court

Chelsea, AL 35043

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

NTC05001591

STATE OF ALABAMA

COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars (\$349,900.00) in hand paid to the undersigned Neil Eggers, Married Not Joined By Spouse, (hereinafter referred to as Grantors") by Robert Stewart and Monica Stewart (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Liberty Cove, as recorded in Map Book 34, Page 49, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

SUBJECT PROPERTY DID NOT CONSTITUTE TO HOMESTEAD OF GRANTOR NOR RESPECTIVE SPOUSE.

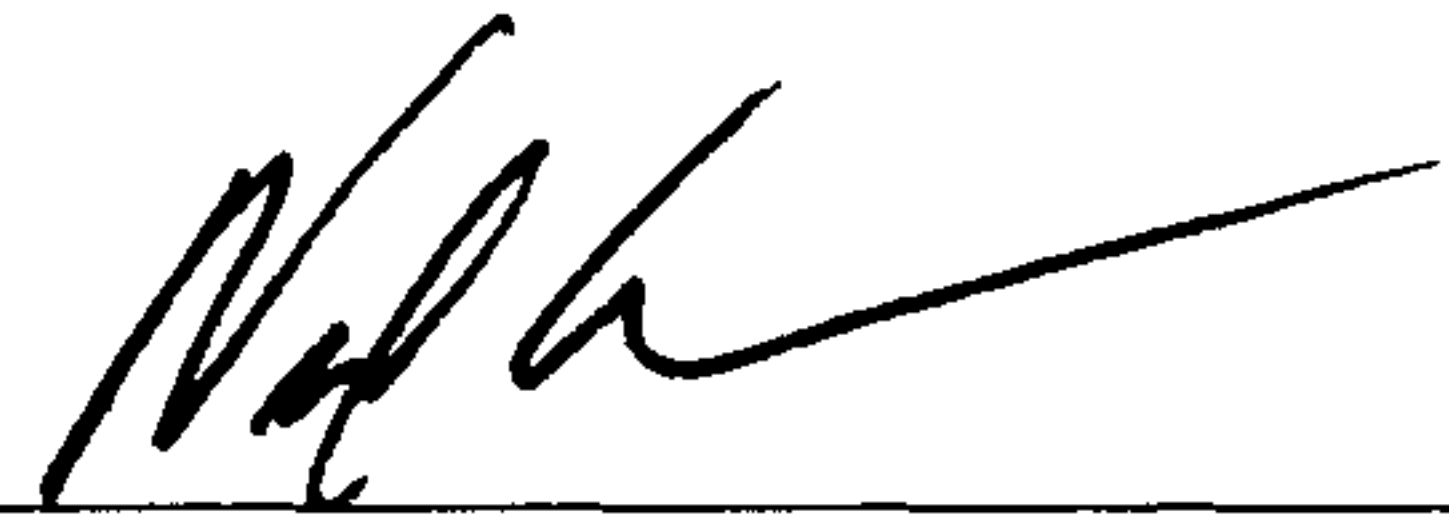
\$332,405.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is 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 shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

20051109000587540 2/2 \$31.50
Shelby Cnty Judge of Probate, AL
11/09/2005 01:21:10PM FILED/CERT

IN WITNESS WHEREOF, Grantor(s) Neil Eggers hereunto set their signature(s) and seal(s)
on October 27, 2005.



Neil Eggers

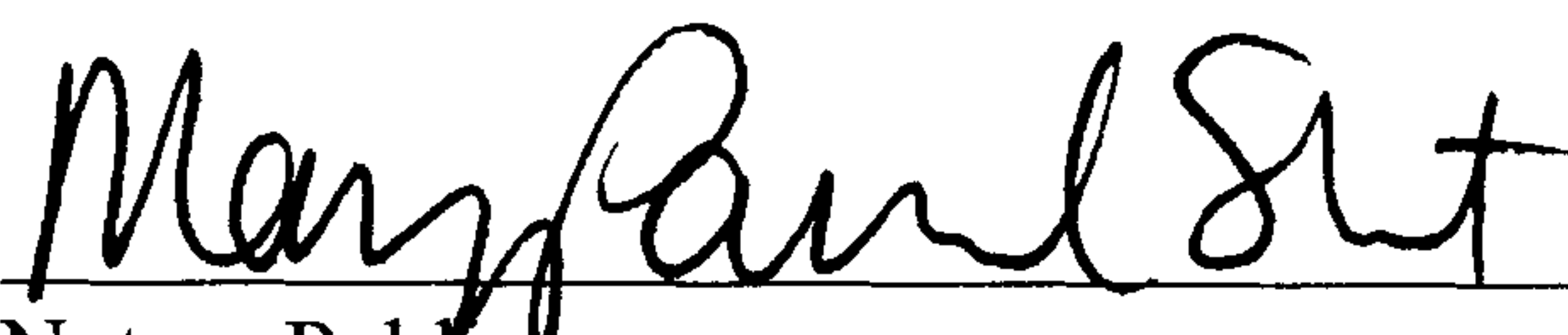
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Neil Eggers, Married Not
Joined By Spouse, whose name 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 the said instrument, he executed the same voluntarily on the day the
same bears date.

Given under my hand and official seal this the 27th day of October, 2005.

(NOTARIAL SEAL)





Notary Public
Print Name: Mary Pamela Short
Commission Expires: 9-16-06