

20060203000056630 1/2 \$159.00
Shelby Cnty Judge of Probate, AL
02/03/2006 11:45:39AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA]
COUNTY OF JEFFERSON]

That in consideration of Three Hundred Fifty Nine Thousand and no/100s Dollars [\$359,000.00] and other good and valuable consideration to the undersigned Grantor, Steven L. Young, a single man, 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 E. Solomon, a single man, (herein referred to as Grantees) the following described real estate in fee simple, situated in Shelby County, Alabama, to wit:

1208 Oxford Court, Birmingham, AL 35242

Lot 48, according to the survey of Barkley Square, as recorded in Map Book 27, Page 32 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel ID#: 101010007036000

Subject to all easements, rights or claims of parties in possession not shown by public records, defects, discrepancies which a correct survey would disclose, liens, encumbrances, adverse claims, or other matters, first appearing in the public records subsequent to the effective date hereof, but prior to the date the insured acquires for value of record the estate or interest or mortgage thereon, easements as shown by recorded map, rights of parties in possession, encroachments, overlaps, boundary line disputes which would be disclosed by an accurate survey and inspection of premises, any lien or right to lien for labor or materials imposed by law not shown on public records, taxes or special assessments not shown as existing liens by public record, building setback lines pursuant to covenants, conditions, & restrictions, Articles of Incorporations, easements for Alabama Power and Southern Bell Telephone and Shelby County Board of Education, 10 foot building line from Lennox Place as shown by recorded plat, sanitary sewer agreements, restrictions or covenants, rights of way, mineral and mining rights, and taxes and assessments which are not yet due and payable.

Subject to 1st mortgage in the amount of \$214,000.00.

TO HAVE AND TO HOLD, to the said GRANTEES, his heirs, executors, successors and assigns forever.

AND SAID GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEES, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that GRANTORS have a good right to sell and convey the same as aforesaid, and that GRANTORS will and its successors and assigns shall, warrant and

defend the same to the said GRANTEES, their heirs, executors and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this
conveyance, have hereto set their signature and seal, this the 27 day of January
 , 2006.

Steven L. Young
GRANTOR, Steven L. Young

Shelby County, AL 02/03/2006
State of Alabama

STATE of ALABAMA
COUNTY of Jefferson

Deed Tax: \$145.00

I, the undersigned, a Notary Public in and for said County in said State, hereby
certify that Steven L. Young, a single man, whose names are signed to the foregoing
conveyance, and who are known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, each executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal, this 27th day of January
2006.

Sherry H. Thomas
NOTARY PUBLIC
My Commission Expires: 12/16/2007

INSTRUMENT PREPARED BY:
Law Office of Sherry H Thomas, LLC
Chase Commerce Park, Suite 109
3821 Lorna Road
Birmingham, AL 35244

SEND TAX NOTICE TO:
Mr. Christopher E. Solomon
1208 Oxford Court
Birmingham, AL 35242