


This instrument prepared by:
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
P.O. Box 190224
Birmingham, AL 35219

SEND TAX NOTICE TO:
Kenneth T. Marlow
Shannon R. Marlow
112 Tintern Abbey
Alabaster, Alabama 35007


20060421000187060 1/1 \$23.00
Shelby Cnty Judge of Probate, AL
04/21/2006 09:53:06AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Thirty Two Thousand dollars and Zero cents (\$232,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **William Allan Stewart and wife, Alicia Scott Stewart** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Kenneth T. Marlow and Shannon R. Marlow, as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 19, according to the Survey of Weatherly, Glen Abbey, Section 12, as recorded in Map Book 18, Page 128, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

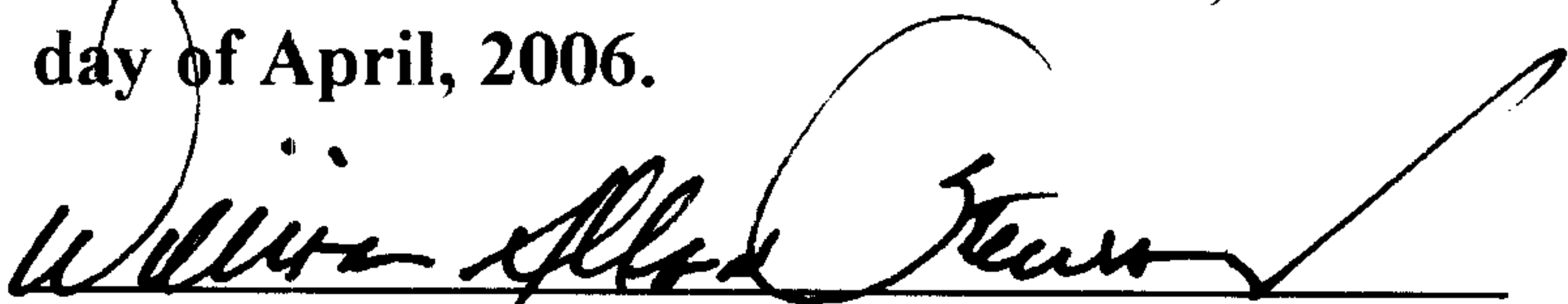
\$185,600.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

\$34,800.00 of the consideration recited herein is from the proceeds of a second purchase money mortgage.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 12th day of April, 2006.

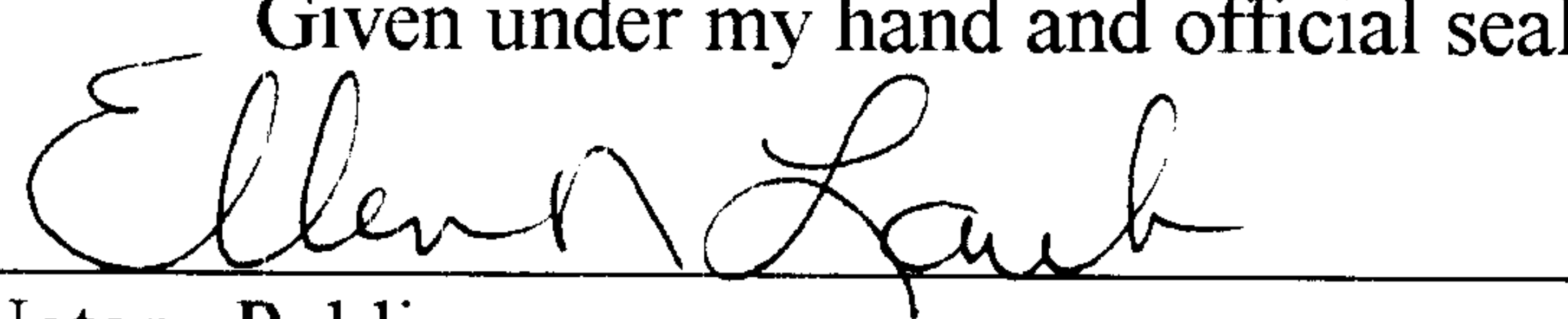

William Allan Stewart

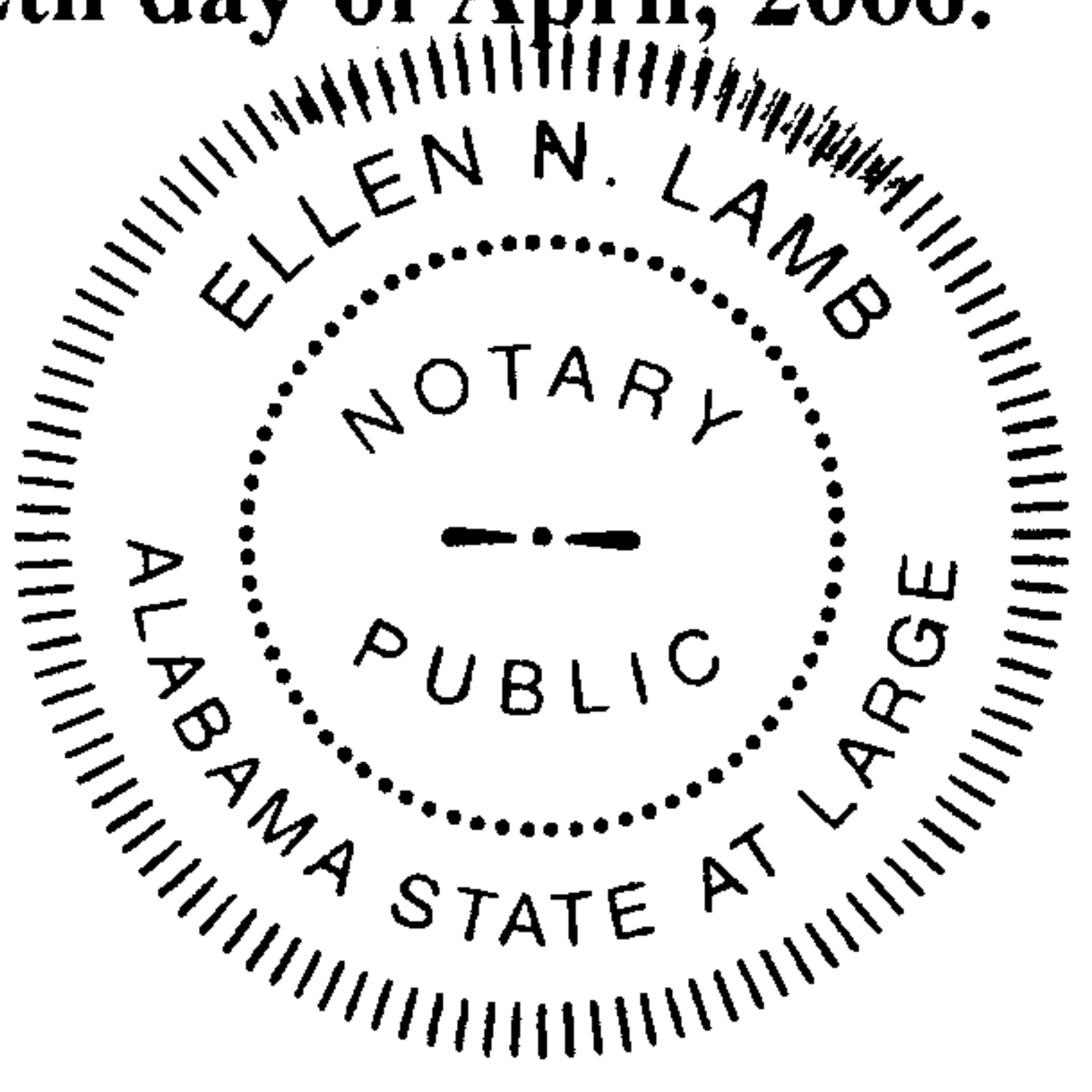

Alicia Scott Stewart

By: 
William Allan Stewart, Attorney-in-Fact

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Allan Stewart, whose name, individually and as Attorney-in-Fact for Alicia Scott Stewart by virtue of a Power of Attorney**, 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 the conveyance he, individually and in his capacity as Attorney-in-Fact, without knowledge of the revocation of the power of attorney by notification or by death, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 12th day of April, 2006.

Notary Public
My Commission Expires: 1/27/09
FILE NO: 261038



Shelby County, AL 04/21/2006
State of Alabama
Deed Tax: \$12.00

Title Search