20060707000325790 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 07/07/2006 10:50:07AM FILED/CERT

Document Prepared By:
Dennis I Hays, Esq.
Two Riverchase Office Plaza, Ste 105
Birmingham, Alabama 35244

Send Tax Notice To: Yvoria Stoudmire 208 Park Place Way Alabaster, AL 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF One Hundred Six Thousand Eight Hundred Fifty-Five Dollars (\$106,855.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE(S) herein, the receipt of where is acknowledged, I or we,

TIMOTHY S. MITCHELL and JESSICA M. MITCHELL, husband and wife

(herein referred to as GRANTOR(S)), grant, sell, bargain and convey unto YVORIA STOUDMIRE, unmarried

(herein referred to as GRANTEE(S)) the following described real estate, situated in SHELBY County, Alabama to wit:

Lot 14, according to the map or survey of Park Place, First Addition, Phase I, as recorded in Map Book 15, Page 110, in the Probate Office of Shelby County, Alabama

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 106,855.00 of the above consideration paid from the proceeds of purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said **GRANTEE(S)** and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said **GRANTEE(S)**, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hand and seal, this 26th day of June, 2006.

GRANTOR(S)

\_\_(SEAL)

JESSICA M. MITCHELL

TIMOTHY S. MITCHELL

## STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned notary public in for and said State, hereby verify that TIMOTHY S. MITCHELL and JESSICA M. MITCHELL whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledged before me on this day that, being informed of the contents of the document, he/she/they executed the same voluntarily on the same bears date.

Given under my hand and seal this 26th day of June, 2006.

Notary Public

My commission expires: March 16, 2009