



20061229000635290 1/2 \$88.00
Shelby Cnty Judge of Probate, AL
12/29/2006 10:04:08AM FILED/CERT

Send tax Notice:
Curtis W. Pierce
1224 Braemer Court
Birmingham, AL 35242
File No.: 06-1576

This instrument prepared by:
Joseph C. Kreps
Attorney at Law
1932 Laurel Road, Suite 1-E
Birmingham, AL 35216

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SEVENTY THOUSAND AND NO/100 (\$370,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **Clay T. Steed and Lyndsay Steed, husband and wife**, (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **Curtis Pierce**, (hereinafter referred to as Grantee), his/her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby County, State of Alabama, to-wit:

Lot 79, according to the Survey of The Haven at Greystone, 1st Sector, as recorded in Map Book 31, page 47, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2006.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

(\$296,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his/her heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantee, and with his/her heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his/her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 18th day of December, 2006.

Clay T Steed
Clay T. Steed

Lyndsay Steed
Lyndsay Steed

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Clay T. Steed and Lyndsay Steed, husband and wife**, 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 Instrument signed their names on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of December, 2006.

Tom C. M.
NOTARY PUBLIC
My Commission Expires: 3/6/07


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Shelby County, AL 12/29/2006
State of Alabama
Deed Tax:\$74.00