20070219000075470 1/2 $317.00
Shelby Cnty Judge of Probate,AL
02/19/2007 01:35:57PM FILED/CERT

This instrument was prepared by:		Send Tax Notice To:
Clayton T. Sweeney, Attorney		R. Thomas Stinnett
2700 Highway 280 East, Suite 160		3097 Reflecting Drive
Birmingham, AL 35223		Chattanooga, Tennessee 37415

STATE OF ALABAMA)
: **GENERAL WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Two Thousand Nine Hundred and 00/100 ($302,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Brian Huss and Sheri Huss, husband and wife,** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **R. Thomas Stinnett,** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 223, accoarding to the Survey of Phase Four, Caldwell Crossings, 2nd Sector, as recorded in Map Book 32, Page 7, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2007 and subsequent years not yet due and payable until October 1, 2007. Existing covenants and restrictions, easements, building lines and limitations of record.

For ad valorem tax appraisal purposes only, the address of the property is 4053 Crossings Lane, Birmingham, Alabama 35242, which is the address of the Grantees.

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 heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Shelby County, AL 02/19/2007
State of Alabama

Deed Tax:$303.00

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IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 5th of February, **2007.**

(Seal)
Brian Huss

(Seal)
Sheri Huss

STATE OF Texas)
:
COUNTY OF Tarrant)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brian Huss and Sheri Huss, 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 they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th **day of** February, **2007.**

NOTARY PUBLIC

My Commission Expires: 12/27/10

NOTARY PUBLIC STATE OF TEXAS
KEITH DOEREN
Notary Public
STATE OF TEXAS
My Comm. Exp. December 27, 2010