



20070718000337180 1/2 \$72.00
Shelby Cnty Judge of Probate, AL
07/18/2007 02:49:14PM FILED/CERT

Send Tax Notice:
Lynn Schoener
5209 Valleybrook Circle
Birmingham, Alabama 35244

File No.: 07-1752

This instrument prepared by:
Joseph C. Kreps
Kreps Law Firm, LLC
502 Montgomery Highway
Suite 202
Birmingham, AL 35216

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Ninety Thousand and 00/100 (\$290,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **Stephen J. Devlin, an unmarried man**, (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **Lynn Schoener**, (hereinafter referred to as Grantee), in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 19, according to the Survey of Valleybrook, Phase II, a resurvey as recorded in Map Book 12, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2007.
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
4. Mineral and Mining rights not owned by the Grantor.
5. Matters which would be revealed by a survey of the property conveyed.

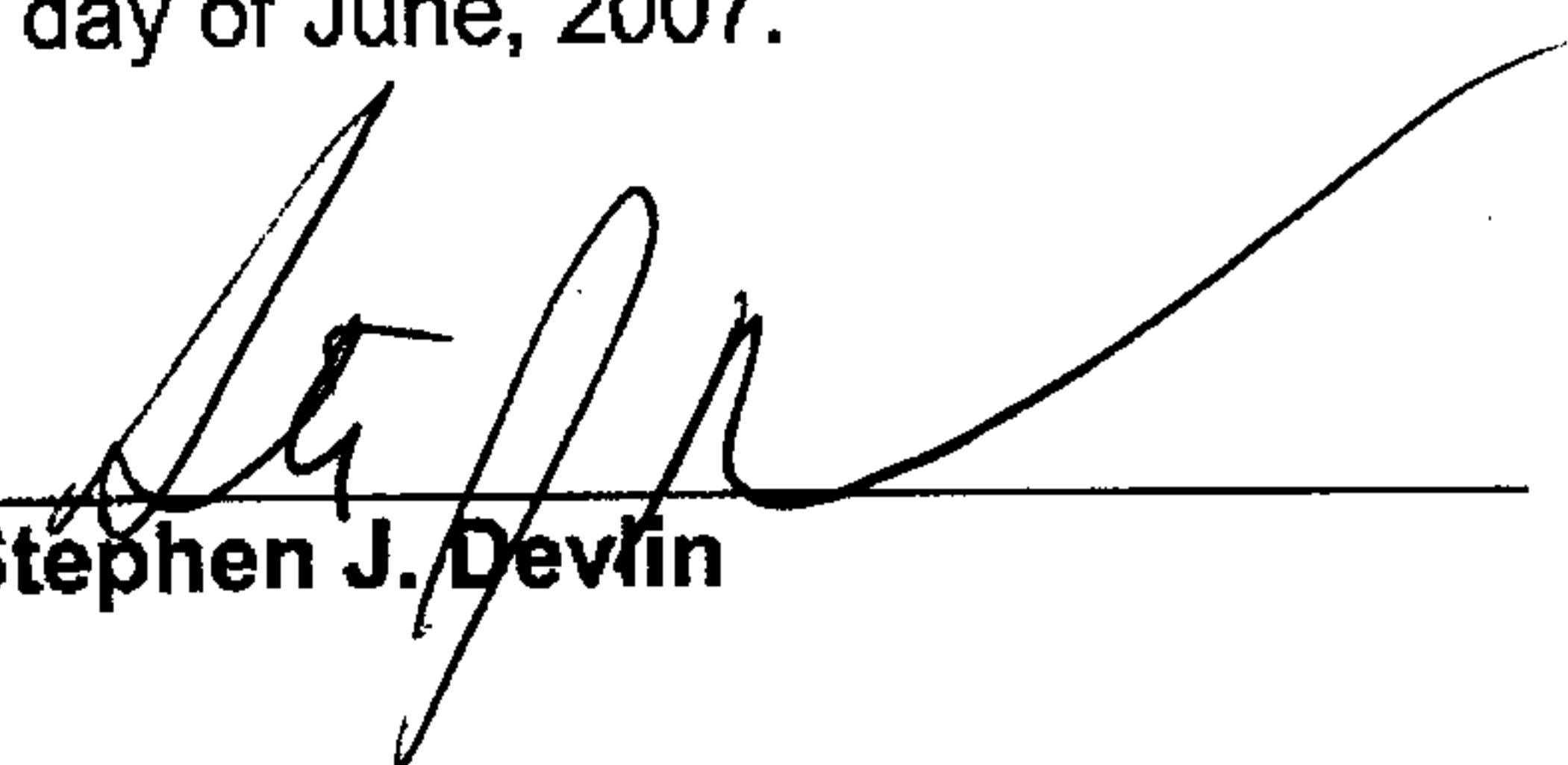
(\$232,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

And said Grantor, for said Grantor, his/her heirs, successors, executors and administrators, covenants with Grantee, and with his/her 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 his/her 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.

Shelby County, AL 07/18/2007
State of Alabama

Deed Tax: \$58.00

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 29th day of June, 2007.



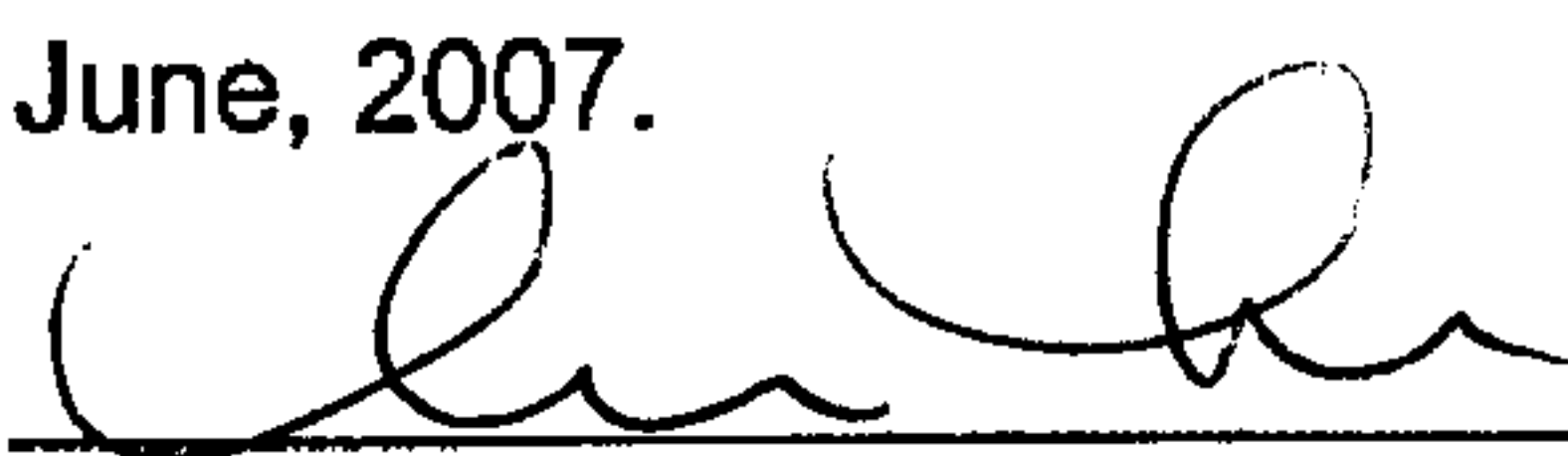
Stephen J. Devlin

STATE OF MA)

COUNTY OF Barnstable)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Stephen J. Devlin**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed his/her name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of June, 2007.



NOTARY PUBLIC

My Commission Expires: 5-10-2013



ERICA K. LEE
Notary Public
Commonwealth of Massachusetts
My Commission Expires May 10, 2013