

WARRANTY DEED
Joint Tenants with Right of Survivorship

Shelby County, AL 08/06/2007
State of Alabama

Deed Tax: \$18.00

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Seventy Five Thousand, Five Hundred and no/100's Dollars (\$175,500.00)** and other good and valuable consideration to the undersigned grantor,

MB&C KINSALE, LLC, a limited liability company

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

DAVID A. STARLING and AUDRA H. STARLING

(hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Kinsale Garden Homes, 2nd Sector as recorded in Map Book 36, page 22, in the Office of the Judge of Probate, Shelby County, Alabama

\$157,950.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event that 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. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 31st day of July, 2007.

ATTEST:

MB&C KINSALE, LLC

Its Managing Member

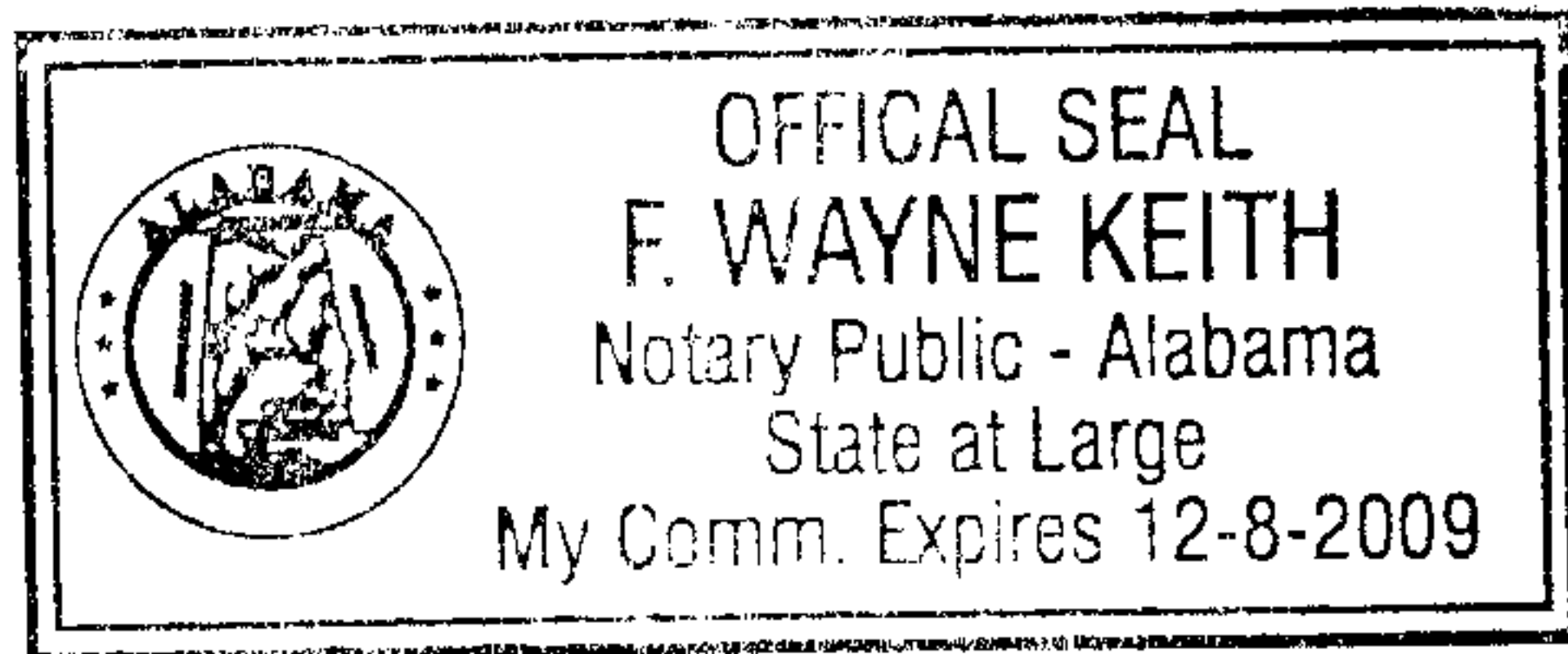


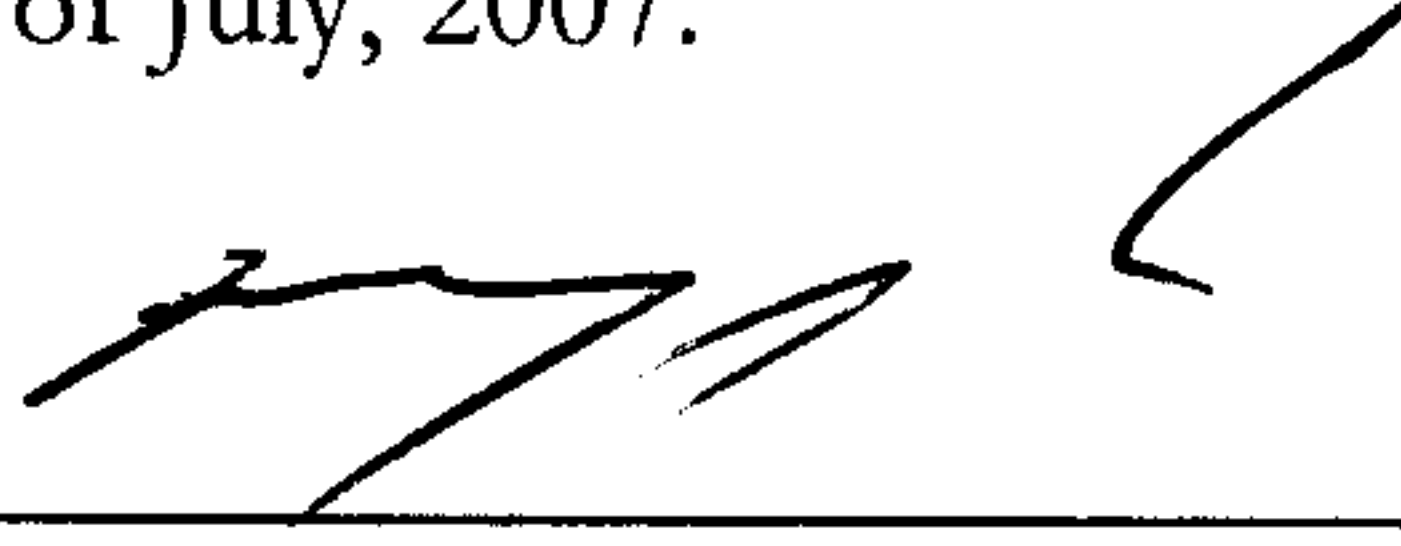
20070806000365130 2/2 \$32.00
Shelby Cnty Judge of Probate, AL
08/06/2007 10:22:53AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that James Harry Blalock, as Managing Member of MB&C KINSALE, LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Managing Member and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 31st day of July, 2007.





Notary Public

This instrument was prepared by:
F. Wayne Keith, Attorney
15 Southlake Lane, Suite 230
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
David A. Starling
1056 Kerry Drive
Calera, Alabama 35040