

This instrument prepared by:
Title Now, Inc.
Jeffrey B. Garlington
Attorney at Law
2477 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice To:
Gary Shawyn Barton
Terri L Barton
1707 Native Dancer Drive
Helena, AL 35080

WARRANTY DEED



20070906000419650 1/1 \$51.50
Shelby Cnty Judge of Probate, AL
09/06/2007 02:37:06PM FILED/CERT

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

Know All Men by These Presents: That in consideration of **TWO HUNDRED TWO THOUSAND FIVE HUNDRED AND NO CENTS 00/100 (\$202,500.00) DOLLARS**, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I/we, **James Stanbridge and Karen Stanbridge, husband and wife**, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **Gary Shawyn Barton and Terri L Barton, husband and wife**, (herein referred to as GRANTEES whether one or more), as tenants in common, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Dearing Downs, 6th Addition, Phase 1, as Recorded in Map Book 10, Page 78, in the Probate Office of Shelby County, Alabama.

\$162,000.00 of the above consideration was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

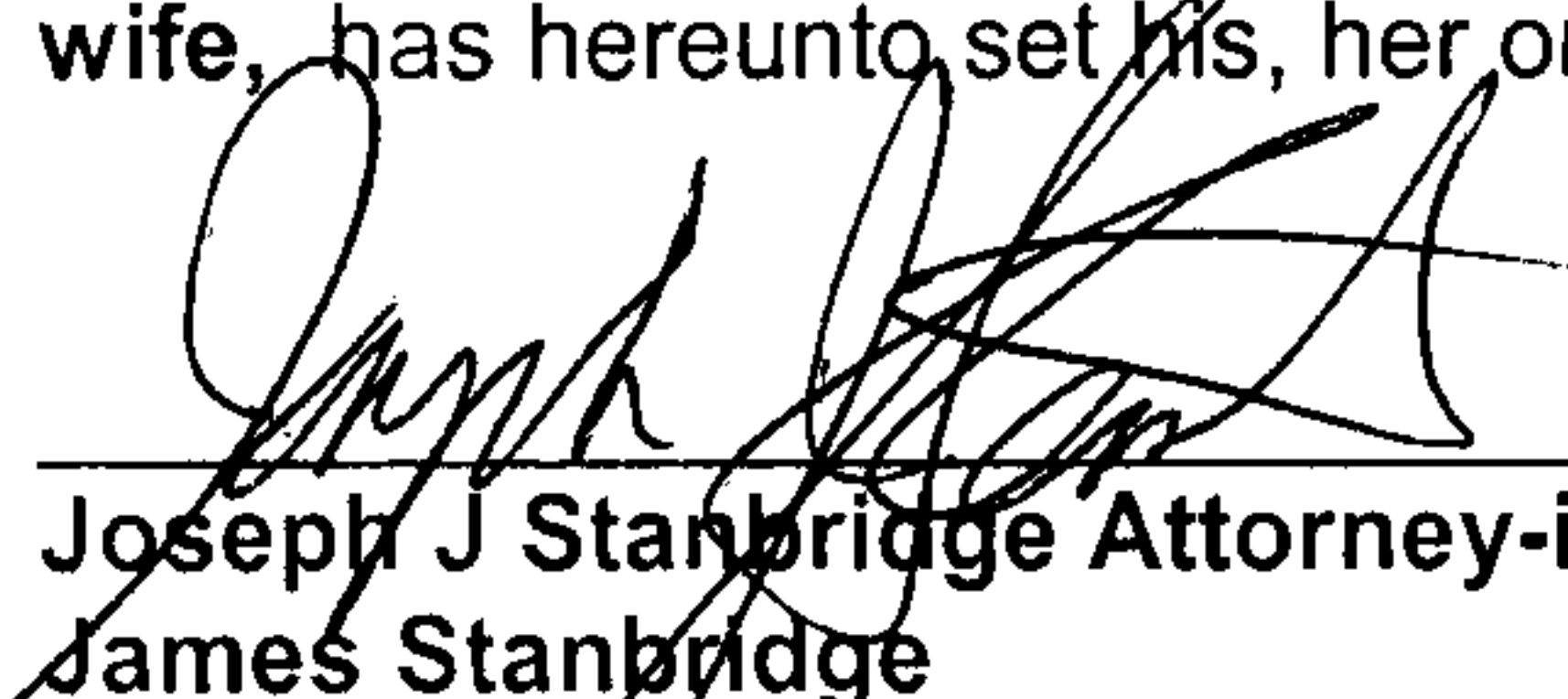
Subject To:

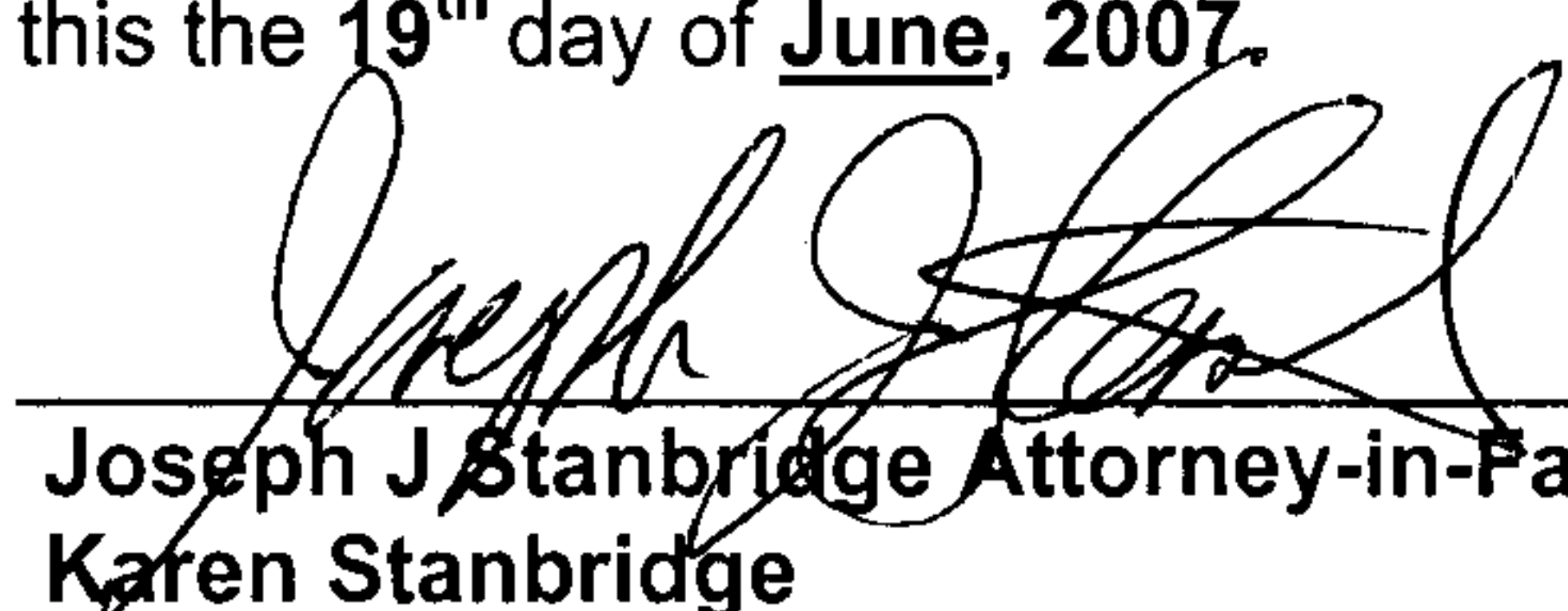
1. Building setback lines of 40 feet as recorded in Map Book 10, Page 78.
2. Easements as shown by recorded plat, including a 10-foot easement on rear and a 5-foot on the North and South sides of lot.
3. Restrictions, covenants and conditions as recorded in Real 111, page 456.
4. Transmission line permit to Alabama Power Company recorded in Deed Book 225, Page 224.
5. Right of way to Alabama Power Company as recorded in Deed Book 225, Page 224.
6. Right of way to South Central Bell as recorded in Real 87, Page 199.
7. Title to all minerals within and underlying the subject property, together with all mining rights and other rights, privileges and immunities relating or pertaining thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including, but not necessarily limited to, those as recorded in Deed Book 249, page 355.
8. Right of way to Sonat Gas Corporation recorded in Real 91, page 231.
9. Right of way to Plantation pipe line recorded in Deed Book 113, page 59.
10. Right of way to Colonial pipe line recorded in Deed 268, page 211.

TO HAVE AND TO HOLD to the said GRANTEES their heirs and assigns forever.

And said Grantor does for themselves, their successors and assigns covenant with the said Grantee, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid; that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **James Stanbridge and Karen Stanbridge, husband and wife**, has hereunto set his, her or their signature(s) and seal(s), this the **19th** day of **June, 2007**.

 (Seal)
Joseph J Stanbridge Attorney-in-Fact for
James Stanbridge

 (Seal)
Joseph J Stanbridge Attorney-in-Fact for
Karen Stanbridge

STATE OF ALABAMA}

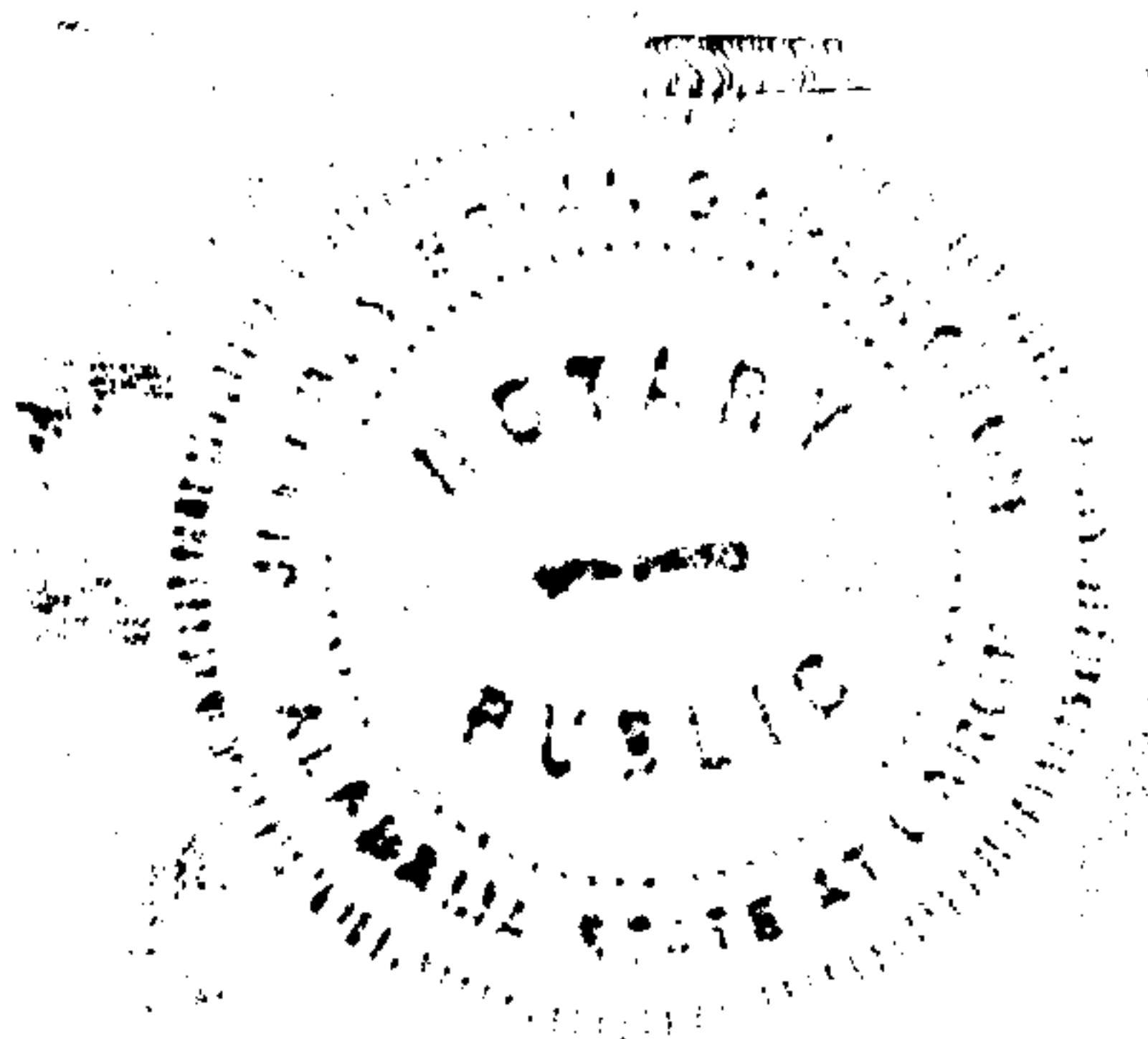
Shelby County, AL 09/06/2007
State of Alabama

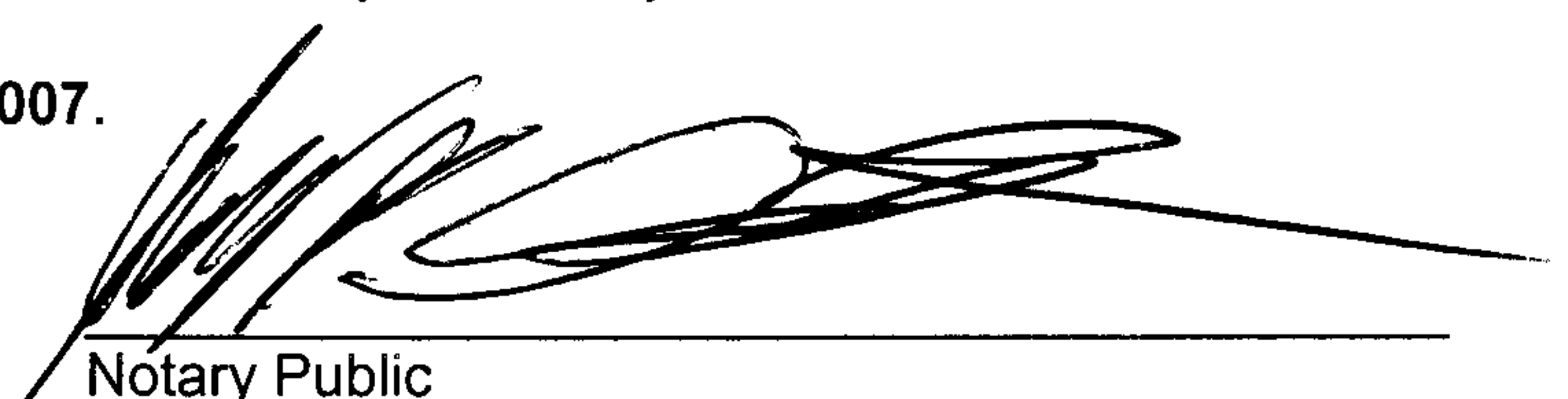
COUNTY OF SHELBY}

Deed Tax:\$40.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joseph J Stanbridge Attorney-in-Fact for James Stanbridge and Karen Stanbridge, husband and wife**, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **19th** day of **June, 2007**.




Notary Public

My Commission Expires: _____

JEFFREY BRYAN GARLINGTON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES DEC 19, 2010