

Send tax notice to:

RHIANN O. STARKEY  
405 BENTMOOR WAY  
HELENA, AL, 35080

STATE OF ALABAMA  
SHELBY COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Executive Real Estate Group, LLC  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2007346

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty-Eight Thousand Four Hundred and 00/100 and 00/100 Dollars (\$158,400.00) in hand paid to the undersigned, SOPHIE J. DUQUETTE-BROWN and husband, MICHAEL HEATH BROWN (hereinafter referred to as "Grantor") by RHIANN O. STARKEY and STEVEN STARKEY (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1115, ACCORDING TO THE MAP OF SECOND ADDITION, OLD CAHABA, PHASE III, AS RECORDED IN MAP BOOK 29, PAGE 33, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$158,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 21st day of September, 2007.

*Sophie J. Duquette Brown*  
\_\_\_\_\_  
SOPHIE J. DUQUETTE-BROWN

*Michael Heath Brown* acting by and through his AIF  
\_\_\_\_\_  
MICHAEL HEATH BROWN, ACTING BY AND THROUGH HIS ATTORNEY IN FACT, SOPHIE J. DUQUETTE-BROWN  
*Sophie J. Duquette Brown*

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SOPHIE J. DUQUETTE-BROWN, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21<sup>st</sup> day of September, 2007.

*Charles D. Stewart Jr.*  
\_\_\_\_\_  
Notary Public  
Print Name: Charles D. Stewart Jr.  
Commission Expires: 4-13-08

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SOPHIE J. DUQUETTE-BROWN, whose name as Agent and Attorney in fact for MICHAEL HEATH BROWN is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in fact for MICHAEL HEATH BROWN on the day the same bears date.

Given under my hand and official seal this the 21<sup>st</sup> day of SEPTEMBER, 2007.

[NOTARIAL SEAL]

*Charles D. Stewart Jr.*  
\_\_\_\_\_  
Notary Public  
Print Name: Charles D. Stewart Jr.  
Commission Expires: 4-13-08