



20080104000005300 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/04/2008 01:41:29PM FILED/CERT

This instrument was prepared by:
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2121 Highland Avenue South
Birmingham, Alabama 35205

Grantees' Address:
Adam K. Beavers
232 Stonecreek Place
Calera, Alabama 35040

STATE OF ALABAMA)
:)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED FORTY-NINE THOUSAND AND NO/100 DOLLARS (\$149,000.00)**, this day in hand paid to the undersigned Grantors, **Linda J. Driskill and husband, Bart J. Driskill**, (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **Adam K. Beavers**, (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 33, according to the Final Plat of Stonecreek Phase 3, as recorded in Map Book 36, Page 37, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year, 2008.
2. Easements and building line as shown on recorded map.
3. Restrictions, limitations and conditions as shown on recorded maps.
4. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Instrument #2005080100038554.
5. Restrictions appearing of record in Instrument #20031218000815660 and Instrument #20070807000369200. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
6. Articles of Incorporation of Stone Creek Homeowners' Association, Inc. by instrument recorded in Instrument #200312180000815670.

ALL of the purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

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.



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And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantee, and with his heirs and assigns, that Grantors are 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 Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of December, 2007.

Linda J. Driskill
Linda J. Driskill
Bart J. Driskill
Bart J. Driskill

STATE OF ALABAMA)
:)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Linda J. Driskill and Bart J. Driskill, 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 29th day of December, 2007.

Deeann K. B. Macawone
NOTARY PUBLIC
My Commission Expires: 7-30-11

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 30, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS