

Send tax notice to:  
Julius Blake Valentine  
Tabitha G. Valentine  
729 Barkley Drive  
Alabaster, AL 35007  
NTC0800332

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Two Thousand Five Hundred and 00/100 Dollars (\$172,500.00) in hand paid to the undersigned **Benjamin James Baugh, a married man, by and through his attorney-in-fact, Dayla Renne Baugh and Dayla Renee Baugh, his wife,** (hereinafter referred to as Grantors”) by **Julius Blake Valentine and Tabitha G. Valentine** (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 49, according to the Survey of Silver Creek, Sector 1, as recorded in Map Book 26, Page 144, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$176208.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.



20081205000458580 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
12/05/2008 01:38:24PM FILED/CERT

IN WITNESS WHEREOF, Grantor(s) Benjamin James Baugh and Dayla Renee Baugh hereunto set their signature(s) and seal(s) on November 21, 2008.

*James*  
*Benjamin Baugh by & through his AIF Dayla Renee Baugh*  
Benjamin James Baugh by and through his attorney-in-fact, Dayla Renee Baugh

*Dayla Renee Baugh*  
Dayla Renee Baugh

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAYLA RENEE BAUGH, A MARRIED WOMAN, whose name as Attorney in fact for BENJAMIN JAMES BAUGH, HER HUSBAND, and DAYLA RENEE BAUGH, A MARRIED WOMAN, 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, individually and in her capacity as Attorney in fact for BENJAMIN JAMES BAUGH on the day the same bears date.

Given under my hand and official seal this the 21ST day of NOVEMBER, 2008.

[NOTARY SEAL]



*Mary Pamela Short*  
\_\_\_\_\_  
Notary Public  
Print Name:  
Commission Expires: