

Send tax notice to:

PHILLIP G. STANLEY  
219 VINEYARD LN  
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA  
SHELBY COUNTY

2008815

Shelby County, AL 12/31/2008  
State of Alabama

Deed Tax: \$40.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) in hand paid to the undersigned, DUANE D. CHAPMAN and SARAH C. CHAPMAN, husband and wife (hereinafter referred to as "Grantor") by PHILLIP G. STANLEY (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 79, ACCORDING TO THE SURVEY OF VILLAS BELVEDERE, AS RECORDED IN MAP BOOK 29, PAGE 27 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SARAH C. SEWELL IS ONE AND THE SAME AS SARAH C. CHAPMAN.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. EASEMENT(S), BULDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.
4. RESTRICTIONS APPEARING OF RECORD IN INST NO. 2001-50211, INST. NO. 2002-29589.
5. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 2002-18705.

\$160,000.00 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 Grantee, 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 17<sup>th</sup> day of December, 2008.

  
DUANE D. CHAPMAN  
  
SARAH C. CHAPMAN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DUANE D. CHAPMAN and SARAH C. CHAPMAN, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17<sup>th</sup> day of December, 2008.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4-13-12