

Send tax notice to:

CRAIG H. STAMPS  
117 OAKLYN HILLS DRIVE  
CHELSEA, AL, 35043

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

2009608

**WARRANTY DEED**

Shelby County, AL 11/04/2009

State of Alabama

Deed Tax : \$4.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00) in hand paid to the undersigned, DAVID A. FIELDING and KRYSTAL C. FIELDING, Husband and Wife (hereinafter referred to as "Grantors") by CRAIG H. STAMPS and NICOLE L. STAMPS (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 154, ACCORDING TO THE SURVEY OF OAKLYN HILLS, PHASE 1, AS RECORDED IN MAP BOOK 24, PAGES 50 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:



1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. SUCH STATE OF FACTS AS RECORDED ON PLAT OF OAKLYN HILLS, PHASE I, AS RECORDED IN MAP BOOK 24, PAGES 50 A & B.
3. RIGHT OF WAY GRANTED TO SHELBY COUNTY, ALABAMA AS SET FORTH IN DEED BOOK 229, PAGE 492 AND DEED BOOK 39, PAGE 469.
4. TRANSMISSION LINE PERMIT GRANTED TO ALABAMA POWER COMPANYYY AS SET FORTH IN DEED BOOK 165, PAGE 105.
5. RAILROAD RIGHT OF WAY GRANTED TO SOUTH AND NORTH ALABAMA RAILROAD AS SET FORTH IN DEED BOOK "T", PAGE 655.
6. TIMBER SALE AGREEMEN AS SET FORTH IN INSTRUMENT NO. 1995-2626.
7. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY.
8. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN MAP BOOK 24, PAGE 50; INSTRUMENT NO. 2000-14518; INSTRUMENT NO. 20011213000545960; INSTRUMENT NO. 20020724000344050 AND INSTRUMENT NO. 20020724000344060 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.

\$216,015.00 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 28th day of October, 2009.

  
\_\_\_\_\_  
DAVID A. FIELDING  
  
\_\_\_\_\_  
KRYSTAL C. FIELDING

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID A. FIELDING and KRYSTAL C. FIELDING, 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 28th day of October, 2009.

  
\_\_\_\_\_  
Notary Public  
Print Name is Charles D. Stewart Jr.  
Commission Expires 12-3-12  
