

09-4151

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
JASON D. STEWART
COURTNEY CAGLE STEWART
218 MEADOW CROFT CIRCLE
BIRMINGHAM, AL 35242

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY



20091214000457700 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
12/14/2009 12:56:26 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Ten Thousand Five Hundred and 00/100 (\$210,500.00) to the undersigned Grantor, ROBIN L. MURPHY, AN UNMARRIED WOMAN (hereinafter referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto JASON D. STEWART and COURTNEY CAGLE STEWART AND WILLIAM BLANE CAGLE AND CYNTHIA D. CAGLE, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 18, ACCORDING TO THE SURVEY OF MEADOWBROOK TOWNHOMES, PHASE II, 2ND SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 4, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year 2009 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Mineral and mining rights and rights incident thereto recorded in Volume 66, page 34.
5. Restrictions appearing of record in Shelby Real 23, page 621.
6. Right of way granted to Alabama Power Company by instrument recorded in Shelby Real 75, Page 649
7. Restrictions appearing of record in Instrument 2001-20685 and Shelby Real 362 page 930.

\$206,686.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

Shelby County, AL 12/14/2009
State of Alabama
Deed Tax : \$4.00

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor haes a good right to sell and convey the same as aforesaid; that Grantor will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs 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 20th day of November, 2009.

X Robin L. Murphy
ROBIN L. MURPHY

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROBIN L. MURPHY, AN UNMARRIED WOMAN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November, 2009.

Michelle Stark
NOTARY PUBLIC

My Commission Expires:

11-4-10