



20100406000103410 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
04/06/2010 02:39:19 PM FILED/CERT

Send tax notice to:
Eddie L. Darlington, Jr.
228 Stonecreek Way
Helena, AL 35080
NTC1000045

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

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 04/06/2010
State of Alabama
Deed Tax : \$3.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) in hand paid to the undersigned, **Jenny C. Vargas, an unmarried woman**, (hereinafter referred to as "Grantor"), by **Eddie L. Darlington Jr.** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1516, according to the Survey of Old Cahaba IV, 2nd Addition, Phase Four, as recorded in Map Book 33, Page 131, in the Probate office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2010 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$147,283.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

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IN WITNESS WHEREOF, Grantor has set her signature and seal on this, the 26th day of March, 2010

*Jenny C. Vargas by & through
her AIF Chad Beasley*
Jenny C. Vargas, by and through her
attorney-in-fact, Chad Beasley

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHAD BEASLEY, whose name as Attorney in fact for JENNY C. VARGAS, AN UNMARRIED 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, he executed the same voluntarily, and in his capacity as Attorney in fact for JENNY C. VARGAS on the day the same bears date.

Given under my hand and official seal this the 26TH day of March, 2010.

Mary Pamela Short

Notary Public

Print Name:

Commission Expires:

[NOTARY SEAL]

