

SEND TAX NOTICE TO:

Shannon B. Stough
2015 Kerry Circle
Calera, AL 35040

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:
JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND SIXTY-FIVE THOUSAND AND NO/100.....(\$165,000.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, We, **JAMES M. CLARK and TRACY L. CLARK, Husband and Wife** (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **SHANNON B. STOUGH** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 40, according to the Survey of Amended Map of Kinsale Garden Homes, 1st Sector, as recorded in Map Book 35, Page 49, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for 2010 and subsequent years, not yet due and payable.
2. Easement(s), building 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 warranted herein.
4. Restrictions appearing of record in Inst. No. 2005-39380 and Inst. No. 20041008000557170.
5. Agreement granted to the City of Calera as recorded in Inst. No. 2004040500017424.
6. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2005020300005638.

\$162,011.00 of the purchase price received herein was paid from a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: Nov 5, 2011
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS