

This instrument prepared by:
John H. Henson
46647-E Highway 280
Riverhills Shopping Center
Birmingham, AL 35242

SEND TAX NOTICE TO:
Mark A. Stephens

129 Abington Cir
Maylene, Alabama 35114

GENERAL WARRANTY DEED


20100611000186780 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
06/11/2010 02:08:43 PM FILED/CERT

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Forty Six Thousand dollars and Zero cents (\$146,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Christopher Todd Lester and Paige Reynolds Lester, husband and wife**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Mark A. Stephens** (hereinafter grantee, whether one or more), all of our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 144, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 3, as recorded in Map Book 26, Page 122, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

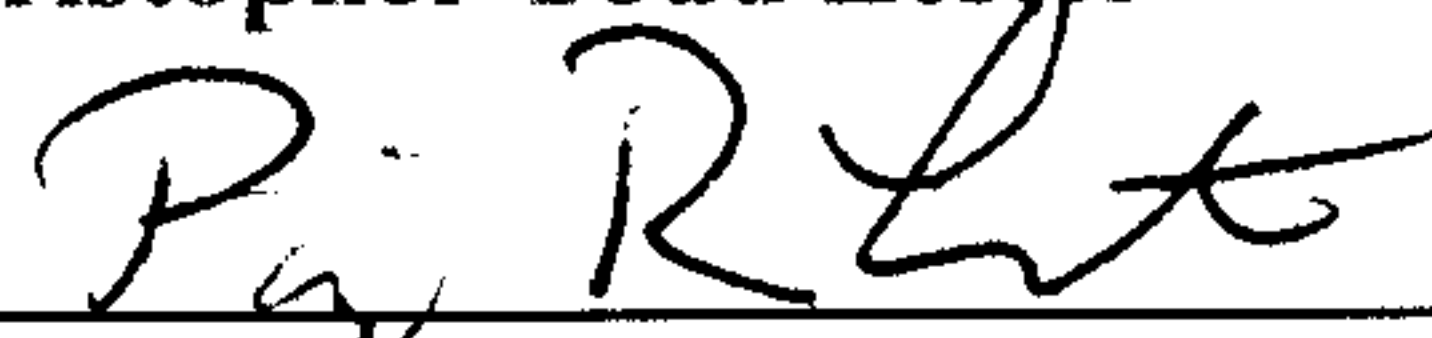
\$143,355.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **15th day of April, 2010**



Christopher Todd Lester



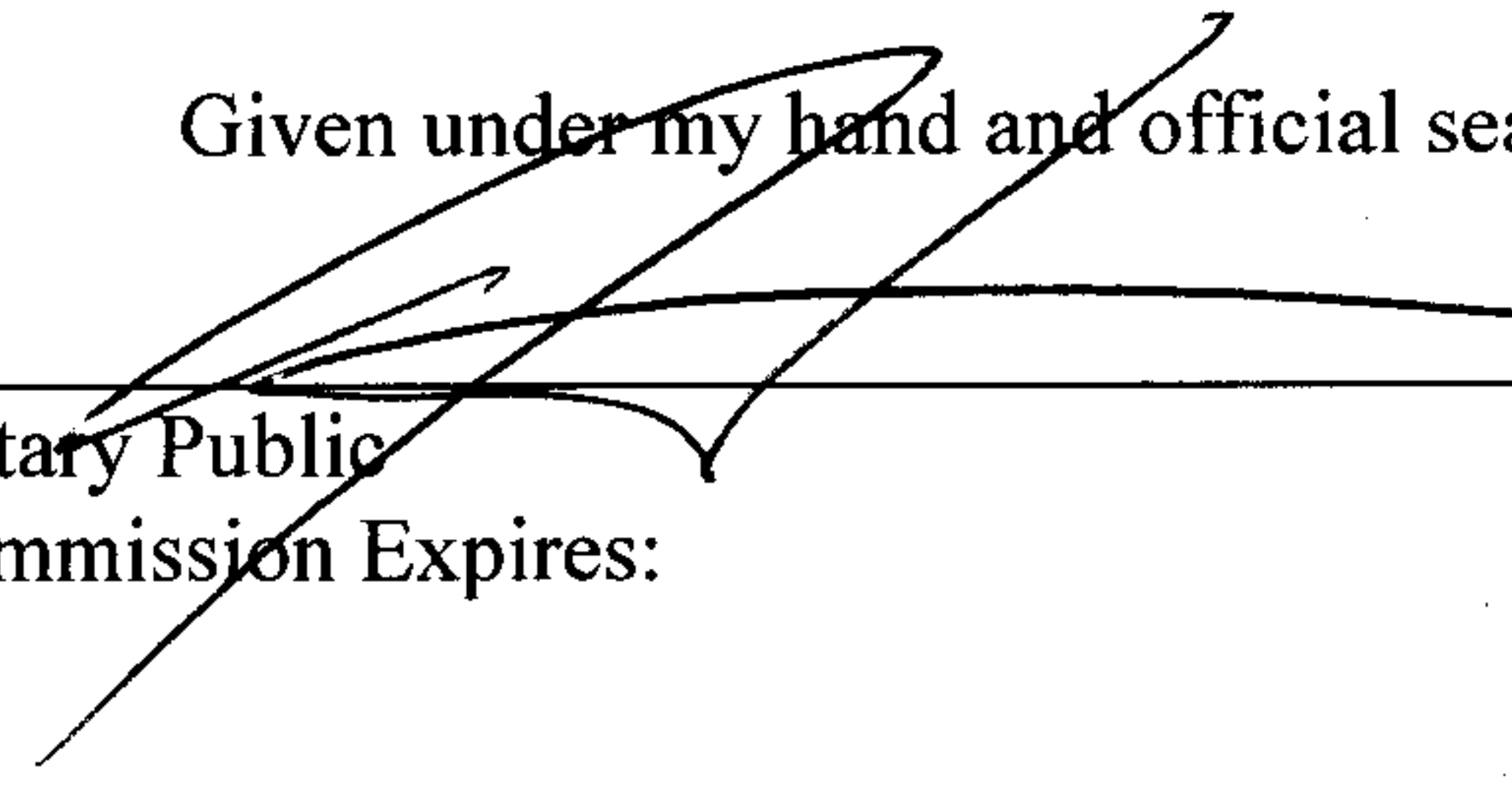
Paige Reynolds Lester

STATE OF ALABAMA)
JEFFERSON COUNTY)

Shelby County, AL 06/11/2010
State of Alabama
Deed Tax : \$3.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher Todd Lester and Paige Reynolds Lester** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **15th day of April, 2010**.



Notary Public
Commission Expires: