



20111024000315560 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
10/24/2011 10:11:14 AM FILED/CERT

**Send Tax Notice To:**

Jonathan Derek Starr  
2913 Selkirk Circle  
Birmingham, Alabama 35242

**THIS INSTRUMENT PREPARED BY:**

Jeff W. Parmer  
Attorney For Cartus Financial Corporation  
850 Shades Creek Parkway, Suite 210  
Birmingham, AL 35209  
(205) 871-1440 Cartus File #2180893

Shelby County, AL 10/24/2011  
State of Alabama  
Deed Tax:\$5.00

**GENERAL WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of \_\_\_\_\_  
(\$ 179,000.00 ) to the undersigned Grantors in hand paid by the Grantees, whether one or more,  
herein, the receipt of which is hereby acknowledged, we, **Mark Scott McDaniel and wife, Terri S.  
McDaniel** (herein referred to as Grantors) do grant, bargain, sell and convey unto

Jonathan Derek Starr  
(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more  
than one, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 24 in Block 1, according to the Survey of Selkirk Subdivision of Inverness, as recorded  
in Map Book 6, Page 163 in the Probate Office of Shelby County, Alabama.**

Deed Effective Date: September 30, 2011  
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$169,412.00 <sup>and \$5,000<sup>00</sup></sup> of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee(s), his/her/their heirs assigns, forever; it being  
the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint  
tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated during  
the joint lives of the Grantee(s) herein) in the event one Grantee herein survives the other, the entire interest  
in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and  
assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said  
Grantee(s), his/her/their 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 my heirs, executors, and administrators, shall warrant and  
defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of  
all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12th day of July, 2011.

Mark Scott McDaniel  
Mark Scott McDaniel  
Terri S. McDaniel  
Terri S. McDaniel

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **Mark Scott McDaniel** 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 foregoing, he executed the same voluntarily and on the day the same bears date.

Given under my hand this 12th day of July, 2011.

Carel L. Jones  
Notary Public

My Commission Expires **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Oct 25, 2011**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **Terri S. McDaniel** 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 foregoing, he executed the same voluntarily and on the day the same bears date.

Given under my hand this 12th day of July, 2011.

Carel L. Jones  
Notary Public

My Commission Expires **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Oct 25, 2011**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**

**Instructions to Notary:** This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.