

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

JAMES L. STEWART
704 SHELBY FOREST TRAIL
CHELSEA, ALABAMA 35043

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Seventy Nine Thousand and 00/100 Dollars (\$179,000.00)* paid by the Grantees herein, the receipt of which is hereby acknowledged, DARIN W. OWENS, an unmarried person (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto JAMES L. STEWART AND KATHERINE COMER (herein referred to as "Grantees"), as Joint Tenants with right of survivorship, all of his right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 54, ACCORDING TO THE SURVEY OF SHELBY FOREST ESTATES, AS RECORDED IN MAP BOOK 21, PAGE 117 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE 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.

*\$125,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees 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 shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, and their assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals, this 14TH day of OCTOBER, 2011.

Darin W. Owens

**DARIN W. OWENS ACTING BY AND THROUGH
HIS ATTORNEY IN FACT ANN LLOYD**

*Acting by and through
His Attorney in Fact
Ann Lloyd*

STATE OF ALABAMA)

SHELBY COUNTY)

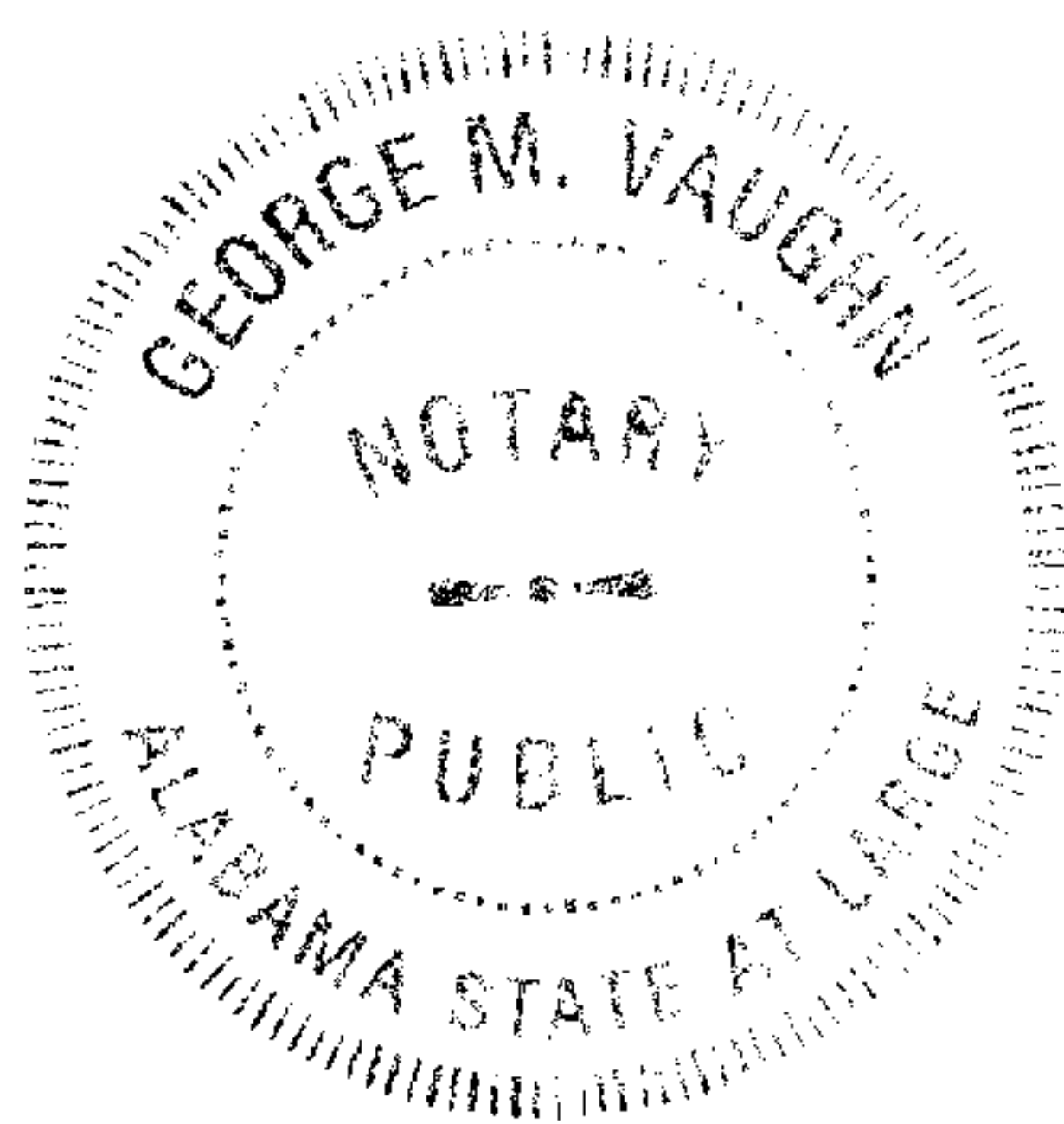
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DARIN W. OWENS, acting by and through his attorney in fact, ANN LLOYD, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of OCTOBER, 2011.

[Signature]

Notary Public

My Commission Expires: 9/27/2014



20111102000328550 2/2 \$69.00
Shelby Cnty Judge of Probate, AL
11/02/2011 12:29:49 PM FILED/CERT

Shelby County, AL 11/02/2011
State of Alabama
Deed Tax:\$54.00