

Send tax notice to:
BRIAN M. STARR
1608 HARDWOOD PARK CIRCLE
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016048

20160222000054870
02/22/2016 02:06:43 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ninety Thousand and 00/100 Dollars (\$490,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, STEVEN B. WHITE and SUSAN WHITE, HUSBAND AND WIFE **whose mailing address** is: 1644 BASS ROAD #1221, MACON, GA 31210 (hereinafter referred to as "Grantors") by BRIAN M. STARR and STEPHANIE L. STARR **whose property address** is: 1608 HARDWOOD PARK CIRCLE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 19, ACCORDING TO THE AMENDED MAP OF THE COVE OF GREYSTONE PHASE 1, AS RECORDED IN MAP BOOK 26, PAGE 39 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST NO. 1998-38836, INST. NO. 1999-12997 AND INST. NO. 2001-17137.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST NO. 2000-11841
5. TITLE TO ALL MINERALS WITH AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.

\$392,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

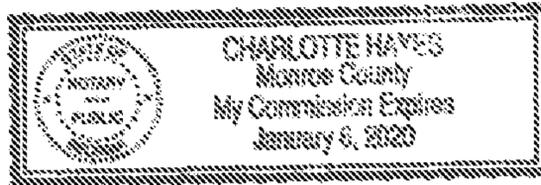
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 11 day of February, 2016.

[Handwritten Signature]
STEVEN B. WHITE
[Handwritten Signature]
SUSAN WHITE

x STATE OF Georgia
COUNTY OF Monroe

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN B. WHITE whose name 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 on the day the same bears date.

Given under my hand and official seal this the 19th day of February, 2016.

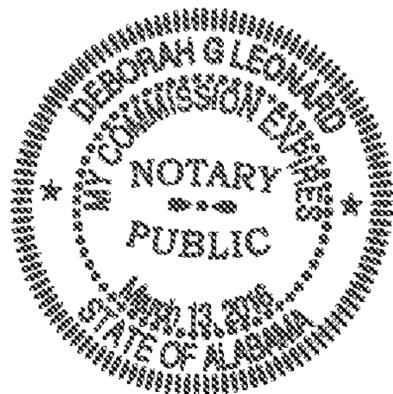


[Handwritten Signature]
Notary Public
Print Name: Charlotte Hayes
Commission Expires: 1-6-2020

x STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SUSAN WHITE whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of February, 2016.



[Handwritten Signature]
Notary Public
Print Name: Deborah G. Leonard
Commission Expires: 3-10-16



[Handwritten Signature]