

Instrument prepared by:

Robert L. Loftin
WALLACE JORDAN RATLIFF & BRANDT, LLC
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209
(205) 441-6833

Send tax notice to:

Craig O. & Patricia C. Stark
624 Talon Trace
Birmingham, Alabama 35242

*Draftsman makes no warranties as to the sufficiency
of the interest conveyed.*

STATE OF ALABAMA – SHELBY COUNTY

WARRANTY DEED - TENANTS IN COMMON
(Shelby County Tax Assessor Parcel No. 09-3-05-0-008-007.000)

In consideration of \$134,800.00,¹ the receipt and sufficiency of which are hereby acknowledged, **Craig O. Stark and Patricia C. Stark**, husband and wife ("**Grantor**"), whose address is 624 Talon Trace, Birmingham, Alabama 35242, conveys unto **Craig O. Stark and Patricia C. Stark**, husband and wife ("**Grantees**"), whose address is 624 Talon Trace, Birmingham, Alabama 35242, the following Property:

Lot 7, according to the Amended and Corrected Map of Eagle Trace - Phase I, as recorded in Map Book 29, Page 142 in the probate office of Shelby County, having an address of 624 Talon Trace, Birmingham, Alabama 35242.

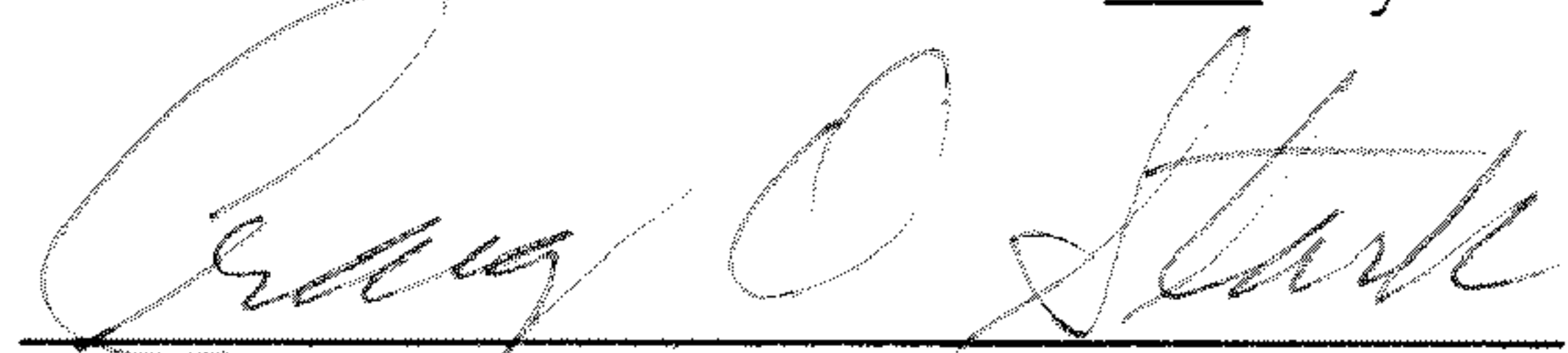
Subject to: (1) current taxes; (2) a 25-foot building line, as shown by recorded map; (3) a 5-foot utility easement and 15-foot-buffer on rear, as shown by recorded Map; (4) Restrictions by recorded Map; (5) restrictions appearing of record in Instrument 2002-288330 in the probate office of Shelby County, Alabama; (6) a right-of-way to Shelby County, recorded in Deed Volume 278, Page 889, in the probate office of Shelby County, Alabama; (7) a right-of-way to the State of Alabama for widening Highway 280 recorded in Probate Minutes 42, Page 267, in the probate office of Shelby County, Alabama; (8) a right-of-way to Shelby County, recorded in Deed Volume 278, Page 893, in the probate office of Shelby County, Alabama; (9) a right-of-way granted to Alabama Power Company by instrument recorded in Deed Volume 111, Page 408; Deed Volume 124, Page 491; Deed Volume 124, Page 516 and Deed Volume 146, Page 408, in the probate office of Shelby County, Alabama; (10) Restrictions or Covenants and limitations recorded in Deed Volume 206, Page 448, in the probate office of Shelby County Alabama.

Being the same property conveyed to the **Craig O. Stark and Patricia C. Stark** by corporation form warranty deed recorded on August 30, 2002 as Instrument Number 20020830000415270 in the office of the Probate Judge of Shelby County, Alabama.

To have and to hold the Property, unto the Grantees as joint tenants in common, their heirs and assigns forever.

¹ The property is being conveyed subject to a mortgage in the amount of \$109,000.00

In witness whereof, the Grantors have set their hand and seal on this the 30th day of October, 2019.



Craig O. Stark



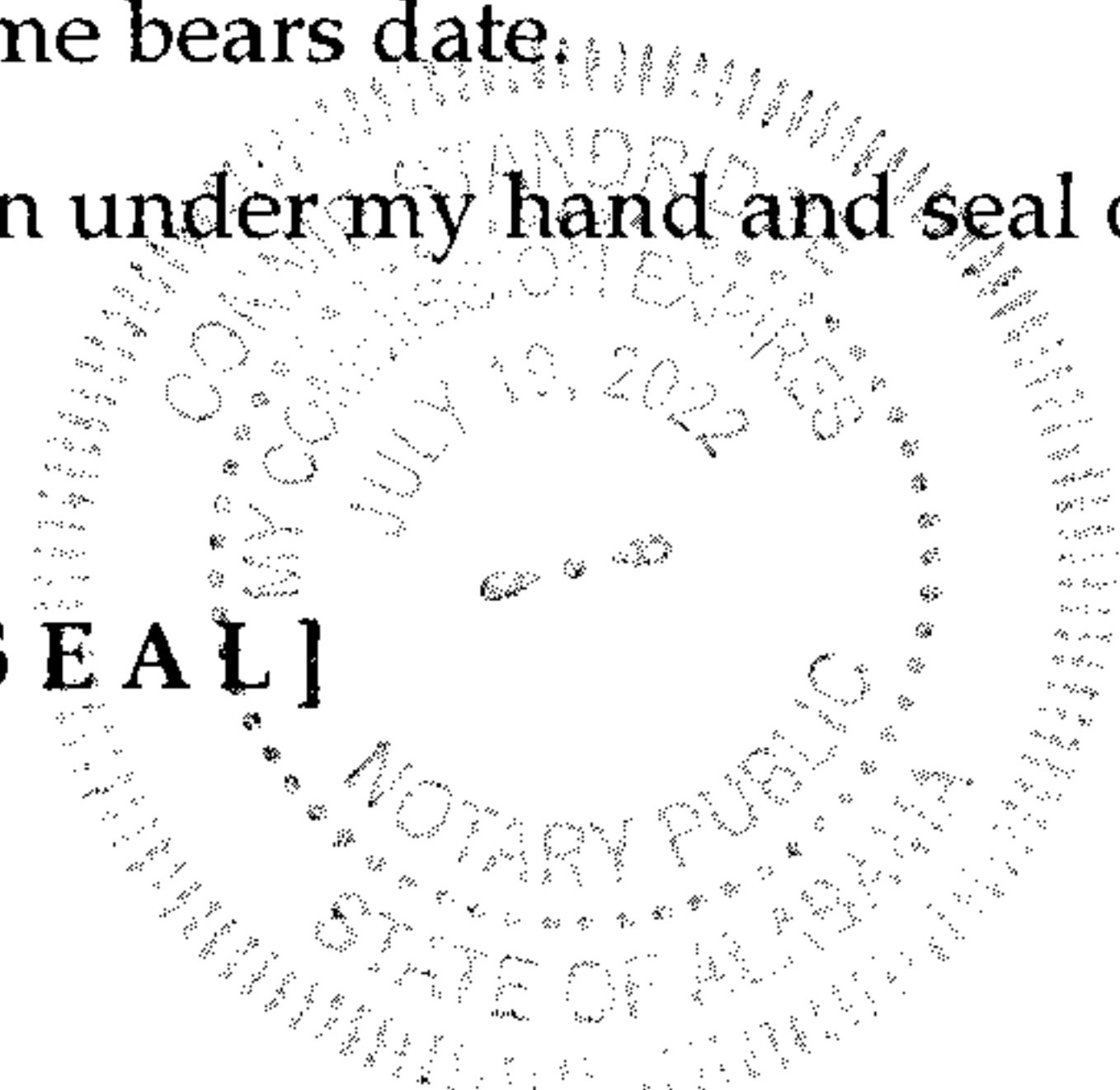
Patricia C. Stark

STATE OF ALABAMA – JEFFERSON COUNTY

I, the undersigned authority, a notary public in and for said county in said state, hereby certify that **Craig O. Stark** and **Patricia C. Stark**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

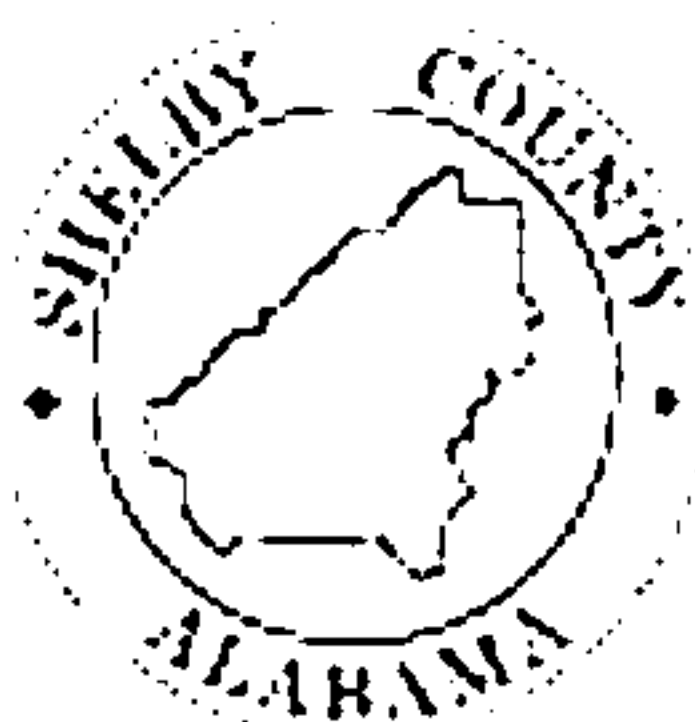
Given under my hand and seal on this the 30th day of October, 2019.

[SEAL]



Notary Public

My commission expires: 7-19-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/08/2019 10:36:04 AM
\$160.00 CHARITY
20191108000415800

Allie S. Bayl