

Send tax notice to:

Scott J. Breden
5184 Stonehaven Drive
Birmingham, AL 35244

STATE OF ALABAMA
Shelby COUNTY

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

2011121494

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Three Thousand Five Hundred and No/100ths Dollars (\$ 223,500.00), in hand paid to the undersigned, Timothy Stettheimer and Carol Stettheimer, Husband and Wife, (hereinafter referred to as Grantor, whether one or more) by Scott J. Breden and Patricia L. Breden, (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 21, according to the Map and Survey of Valleybrook-Phase IV, as recorded in Map Book 14, page 84, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

General and special taxes or assessments for 2012 and subsequent years not yet due and payable.

Building setback line reserved of 35 feet from Stonehaven Drive as shown by plat.

Utility easements as shown by recorded plat, including 10 feet from rear .

Restrictions, covenants, and conditions as set out in Real 315, page 960, in Probate Office, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.


Restrictions, limitations and conditions as set out in Map Book 14, page 84, in said Probate Office. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Real 333, page 221, in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 82, page 593, in Probate Office.

\$ 212,325.00 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 have 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


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Shelby Cnty Judge of Probate, AL
01/12/2012 03:41:53 PM FILED/CERT

Shelby County, AL 01/12/2012
State of Alabama
Deed Tax:\$11.50

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her/their hand(s) and seal(s) this 22nd day of December, 2011.

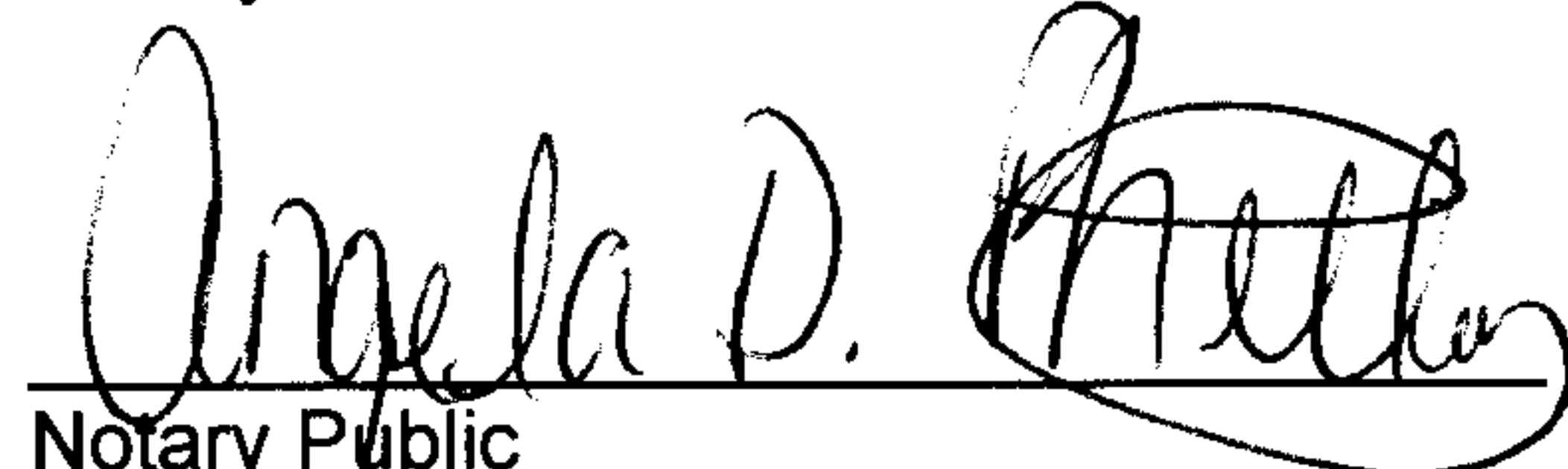

Timothy Stettheimer

Carol Stettheimer

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy Stettheimer and Carol Stettheimer, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of December, 2011.




Notary Public
Print Name: Angela D. Phillips
My Commission Expires: 01/16/2012



20120112000016360 2/2 \$26.50
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