

Send tax notice to:
ALFRED M WAHNISH
1012 NORMAN WAY
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

2015344T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$217,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, SANDRA M BASS and STANLEY G BASS, husband and wife, whose mailing address is: 5324 GREYSTONE WAY, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by ALFRED M WAHNISH and JULIE WAHNISH whose mailing address is: 1012 NORMAN WAY, 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 95, ACCORDING TO THE MAP AND SURVEY OF DUNNAVANT SQUARE, AS RECORDED IN MAP BOOK 39, PAGE 119, A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

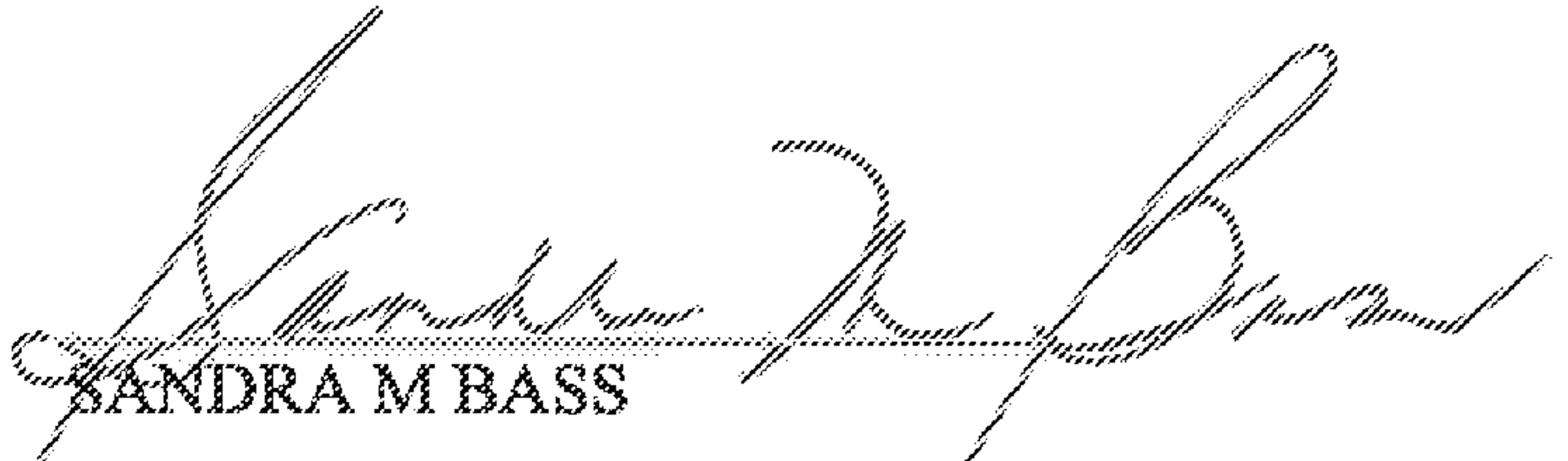
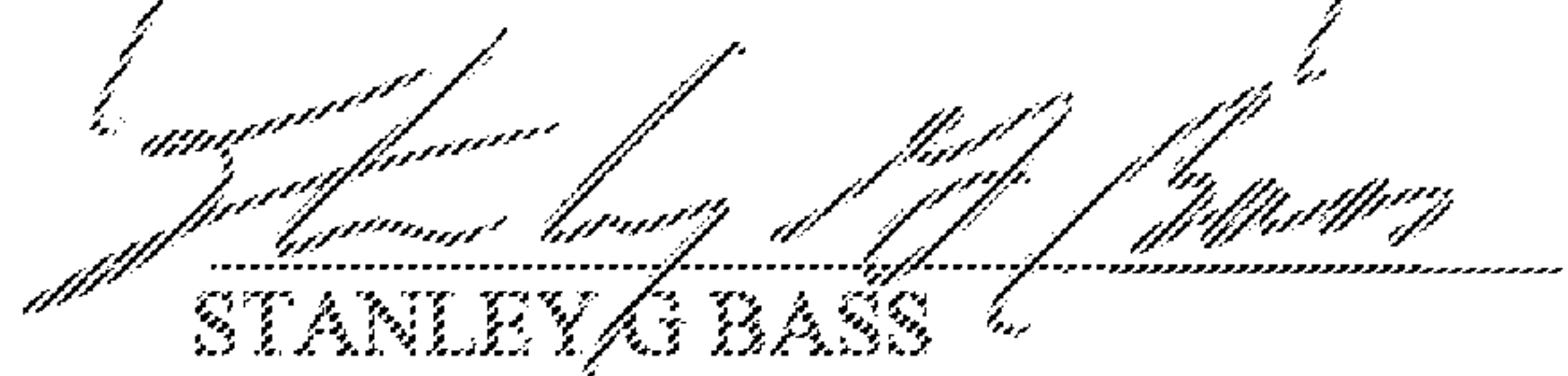
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. Subject to all matters as set forth as shown on the plat as recorded in Map Book 39, Page 119 A, B & C of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Easements recorded in Official Records Document No 20080401000129920, Document No 200801006000393720 of the Probate Records of Shelby County, Alabama.
5. Articles of Incorporation of Dunnivant Square Owners Association, Inc. recorded 04/23/2008, in Official Records Document No 20080423000166360, of the Probate Records of Shelby County, Alabama.
6. Dunnivant Square Owners Association, Inc. recorded 06/22/2009, in Official Records Document No 20090622000238750, of the Probate Records of Shelby County, Alabama.
7. Dunnivant Square Owners Association, Inc. recorded 02/17/2010, in Official Records Document No 20100217000046640, of the Probate Records of Shelby County, Alabama.
8. Sewer Agreement recorded 11/02/2012, in Official Records Document No 20121102000422200, of the Probate Records of Shelby County, Alabama.

\$0.00 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.

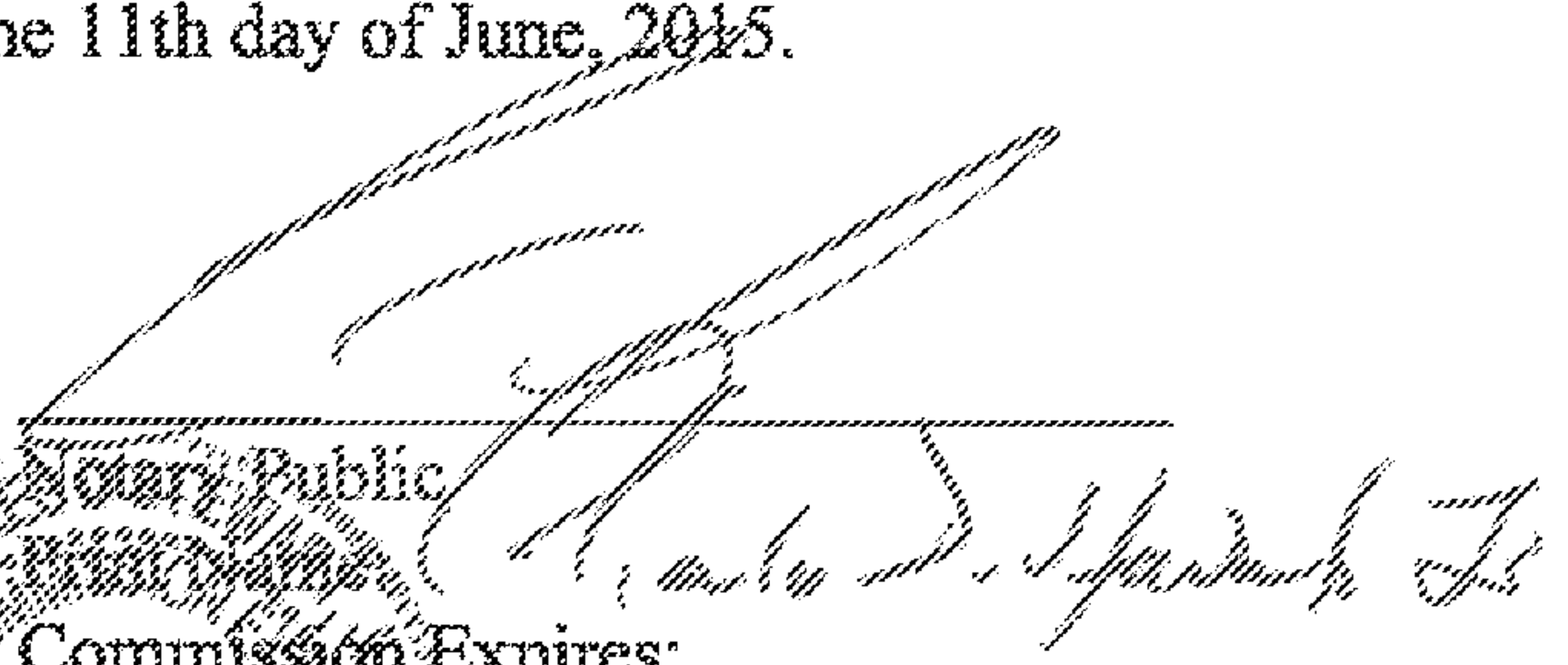

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 11th day of June, 2015.

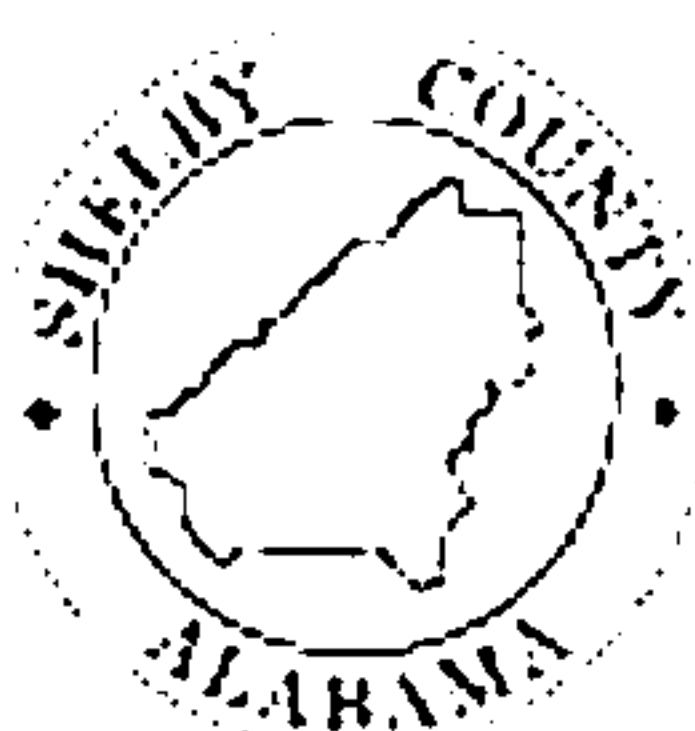

SANDRA M BASS

STANLEY G BASS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SANDRA M BASS and STANLEY G BASS 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 11th day of June, 2015.


Notary Public
Commission Expires: 6-30-16




Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/06/2015 03:15:40 PM
\$234.50 CHERRY
20150706000227140

