

WARRANTY DEED

THE STATE OF ALABAMA,
JEFFERSON }
COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Three Thousand & 00/100- DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, DAVID R. SENFT and NANCY C. SENFT, joint tenants

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Crystal R. Staples (herein referred to as GRANTEE(S).

to-wit: heirs and assigns, the following described Real Estate, situated in the County of SHELBY and State of Alabama,

Lot 17, according to the Amended Map of a Resurvey of the Final Plat, Phase III, Stratford Place, recorded in Map Book 14, page 38 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 97,850.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

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1. Deed Tax	\$ 5.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 12.00

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), her heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE(S), her heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), her heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF WE have hereunto set OUT hand S and seal S, this 22nd day of November 19 91

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 DEC 19 AM 9:18

DAVID R. SENFT

NANCY C. SENFT

THE STATE OF ALABAMA,
Shelby COUNTY.

JUDGE OF PROBATE

I, Sue B. Taylor, a Notary Public in and for said State Alabama hereby certify that DAVID R. SENFT and NANCY C. SENFT

whose name S 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 the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of November

19 91

Notary Public.

FOR RECORDING ONLY