

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Brown & Battles, LLC
(Address) 3150 Hwy 52 West
Pelham, AL 35124

Send Tax Notice to:

(Name) Debra Slay
(Address) 932 Cove Circle
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Forty-Eight Thousand Nine Hundred 00/100 (\$248,900.00) DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Ronald A. Stunda and Sylvia D. Stunda, Husband and Wife
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
Debra Slay

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 44, according to the Survey of Southlake Cove, as recorded in Map Book 12, Page 98,
in the Probate Office of SHELBY County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$100,000.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

Inst # 2000-07199

03/07/2000-07199
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 KMS 157.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 18th
day of February, 2000.

(Seal)

Ronald A. Stunda (Seal)

(Seal)

(Seal)

(Seal)

Sylvia D. Stunda (Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby
certify that Ronald A. Stunda AND Sylvia D. Stunda, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18th day of February, 2000

2-25-2001

My Commission Expires:

Notary Public