

This Instrument Was Prepared By:  
John R. Holliman, Esq.  
2491 Pelham Parkway  
Pelham, Alabama 35124

Inst. # 2001-07637

03/06/2001-07637

\$200,000.00

06:55 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 24.00

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Joseph Scott Deflora and Trent Bedford Deflora, ~~both single persons~~ Husband and Wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Stephen M. Stamba and Meredith Stamba, husband and wife, (hereinafter referred, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 26 according to the Survey of Heather Ridge as recorded in Map Book 17, Page 22, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$190,000.00 was paid from first mortgage recorded herewith.

Grantee's address: 126 Heather Ridge Dr.  
Pelham, AL 35124

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall,

warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 28<sup>th</sup> day of FEBRUARY, 2001.

Joseph Scott DeFlora  
Joseph Scott DeFlora  
Trent Bedford DeFlora  
Trent Bedford DeFlora

STATE OF ALABAMA

COUNTY OF SHELBY

**\*\*Husband and wife,**

I, the undersigned, a notary public in and for said county in said state, hereby certify that Joseph Scott DeFlora and Trent Bedford DeFlora, ~~\*\*XXXXXXXXXXXXXXXXXXXX~~ ~~both single persons~~, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28<sup>th</sup> day of FEBRUARY, 2001.

James A. Hillman  
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: MARCH 12, 2001

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