

WARRANTY DEED

20070702000309110 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
07/02/2007 10:37:10AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Thirty One Thousand and No/100 (\$231,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **Jodi L. Stoltzner**, an **unmarried individual** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Sandra Brittain**, referred to as Grantee(s), its successors and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 52, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, MILL CREEK SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 22, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS AND HUGH DANIEL DRIVE, ALL AS MORE PARTICULARLY DESCRIBED IN THE GREYSTONE FARMS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN INSTRUMENT #1995-16401, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND ALL AMENDMENTS THERETO.

\$231,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2007, are a lien, but not yet due and payable, and any subsequent years.

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

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her heirs and assigns, that they have 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 GRANTEE(S), his/her heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 27th day of June, 2007.


JODI L. STOLTZNER

STATE OF ALABAMA

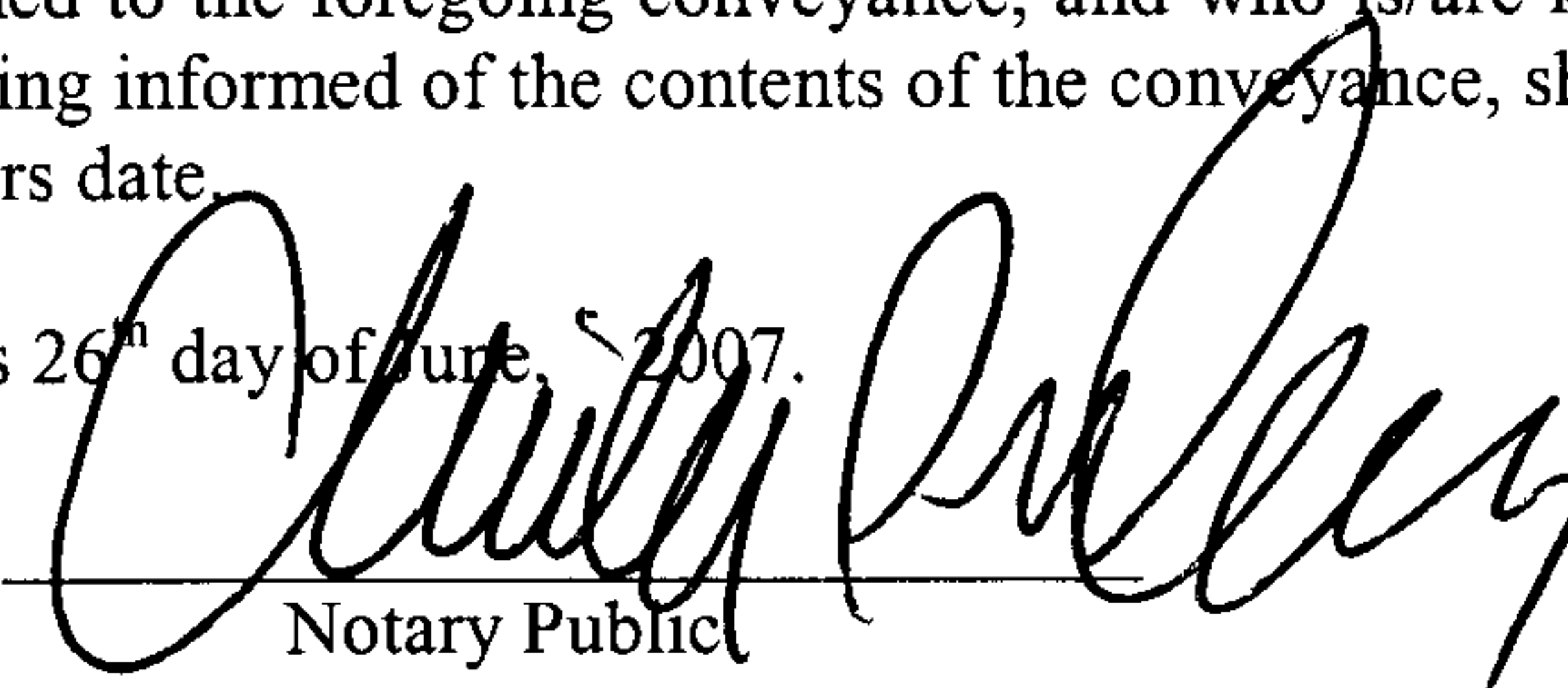
JEFFERSON COUNTY

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

GIVEN under my hand and seal this 26th day of June, 2007.

My Commission Exp:

CHRISTOPHER P. MOSELEY


Notary Public

MY COMMISSION EXPIRES 10/07/09
THIS INSTRUMENT PREPARED BY:

CHRISTOPHER P. MOSELEY
Moseley & Associates, P.C.
2871 Acton Road, Suite 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
6331 Mill Creek Way
Birmingham, Alabama 35242