

34700267-C

Send tax notice to:
Stephen H. Savincki Jr.
2086 Old Cahaba Place
Helena, AL 35080

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

Shelby County, AL 07/17/2007
State of Alabama
Deed Tax: \$50.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Eight Thousand Five Hundred and 00/100 Dollars (\$198,500.00) in hand paid to the undersigned Lindsey Sexton Vansant and husband Aaron Vansant (hereinafter referred to as Grantors") by Stephen H. Savincki Jr. (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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:

Lots 54A and 54B, according to the Resurvey of Lots 12, 13, 14, 15, 16, 28, 29, 32, 43, 53, 54, 55, 56, 57, 58, 59, 60, 79, 80, 81, 82 and 83 of Old Cahaba II-B, as recorded in Map Book 30, Page 124, in the Judge of Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$148,875.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

LINDSEY SEXTON VANSANT IS ONE AND THE SAME PERSON AS LINDSEY B. SEXTON.

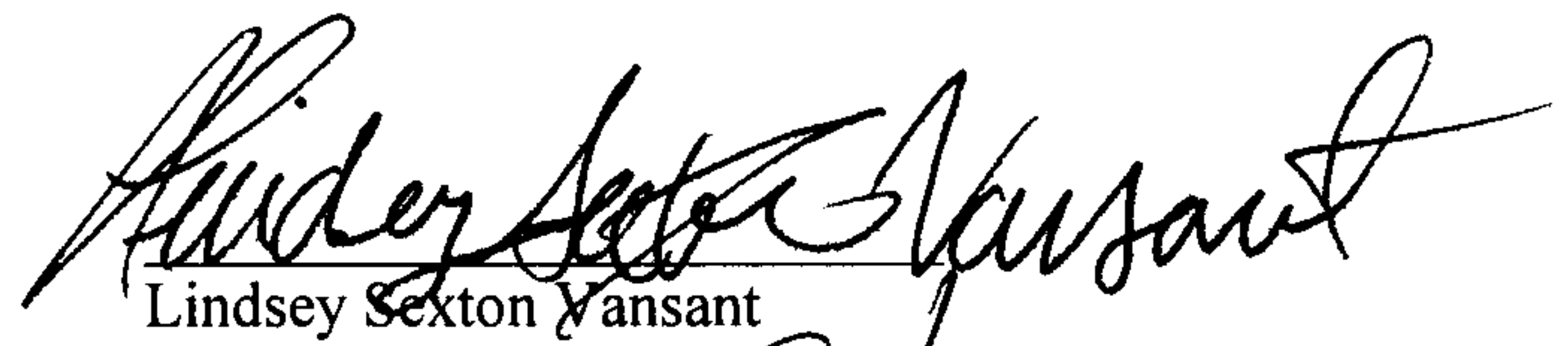
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

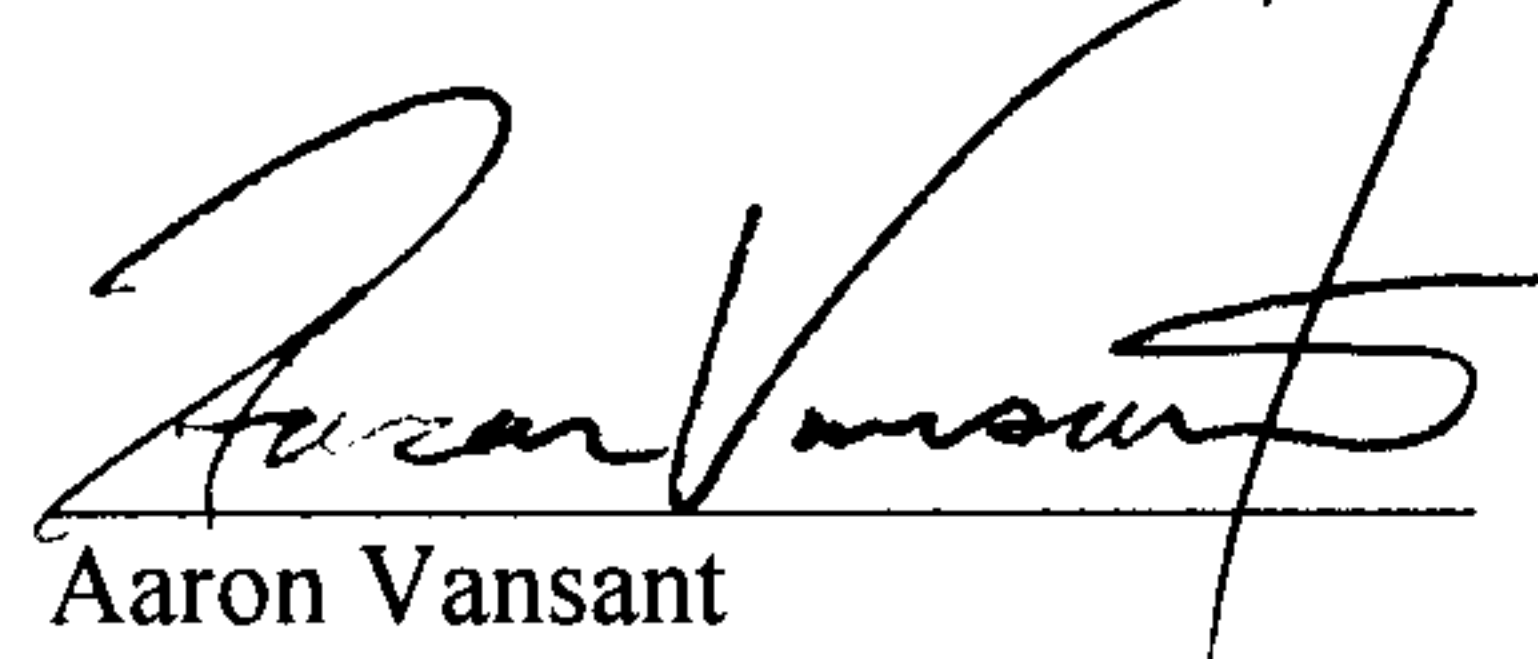
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.



20070717000334570 2/2 \$64.00
Shelby Cnty Judge of Probate, AL
07/17/2007 02:19:23PM FILED/CERT

IN WITNESS WHEREOF, Grantor(s) Lindsey Sexton Vansant and Aaron Vansant hereunto set their signature(s) and seal(s) on June 25, 2007.


Lindsey Sexton Vansant


Aaron Vansant

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lindsey Sexton Vansant and Aaron Vansant, 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 25TH day of JUNE, 2007.

(NOTARIAL SEAL)


Notary Public
Print Name: Christa M. Crow
Commission Expires: 12-16-09

