


SEND TAX NOTICES TO:

Robert A. Stone & Robyn R. Stone
108 Redwood Drive
Maylene, AL 35114


20080321000115440 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
03/21/2008 10:52:25AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Eighty-Nine Thousand and no/100 Dollars (\$189,900.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **SOUTHFIRST MORTGAGE**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **ROBERT A. STONE and ROBYN R. STONE** (herein referred to as "Grantee"), as joint tenants with rights of survivorship, its interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 307, according to the Survey of Chinaberry Highlands, as recorded in Map Book 36, Page 123, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2008 and subsequent years not yet due and payable.

Subject to all rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America by virtue of a foreclosure sale held on January 8, 2008; of which said rights will exist for a period of one year from the date of said sale.

\$179,900.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

AND THE GRANTOR does for its successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons claiming by or under the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 13th day of March, 20008.

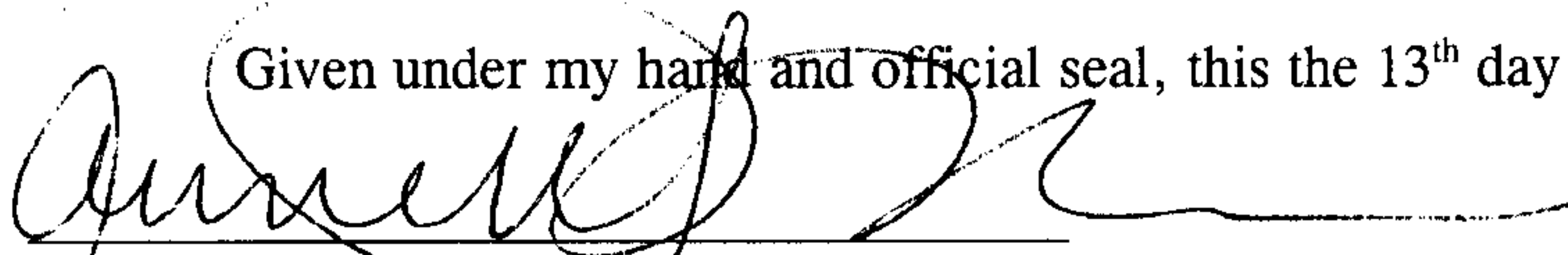
SOUTHFIRST MORTGAGE

BY: 
CECIL A. TURNIPSEED
ITS: VICE PRESIDENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

Shelby County, AL 03/21/2008
State of Alabama
Deed Tax: \$10.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Cecil A. Turnipseed, whose name as Vice President of SouthFirst Mortgage, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same as such officer and with full authority for the aforesaid banking corporation on the day the same bears date.


Given under my hand and official seal, this the 13th day of March, 2008.
NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/10/09

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244