

## WARRANTY DEED

**This Instrument Was Prepared By:**

Luke A. Henderson, Esquire  
Bynum & Bynum, Attorneys  
#17 Office Park Circle  
Birmingham, Alabama 35223

**SEND TAX NOTICE TO:**

Wanda S. Harvill  
3034 Old Stone Drive  
Birmingham, AL 35242

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Eighty Thousand and No/100 Dollars (\$180,000.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Charles B. Stevens**, a married man, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Wanda S. Harvill** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 12, according to the Amended Resurvey of Lots 11, 12, 13, 14 and 15, Town of Adam Brown, Phase 2, as recorded in Map Book 16, Page 3, in the Probate Office of Shelby County, Alabama.

\$144,000.00 of the consideration has been paid from the proceeds from a purchase money mortgage.

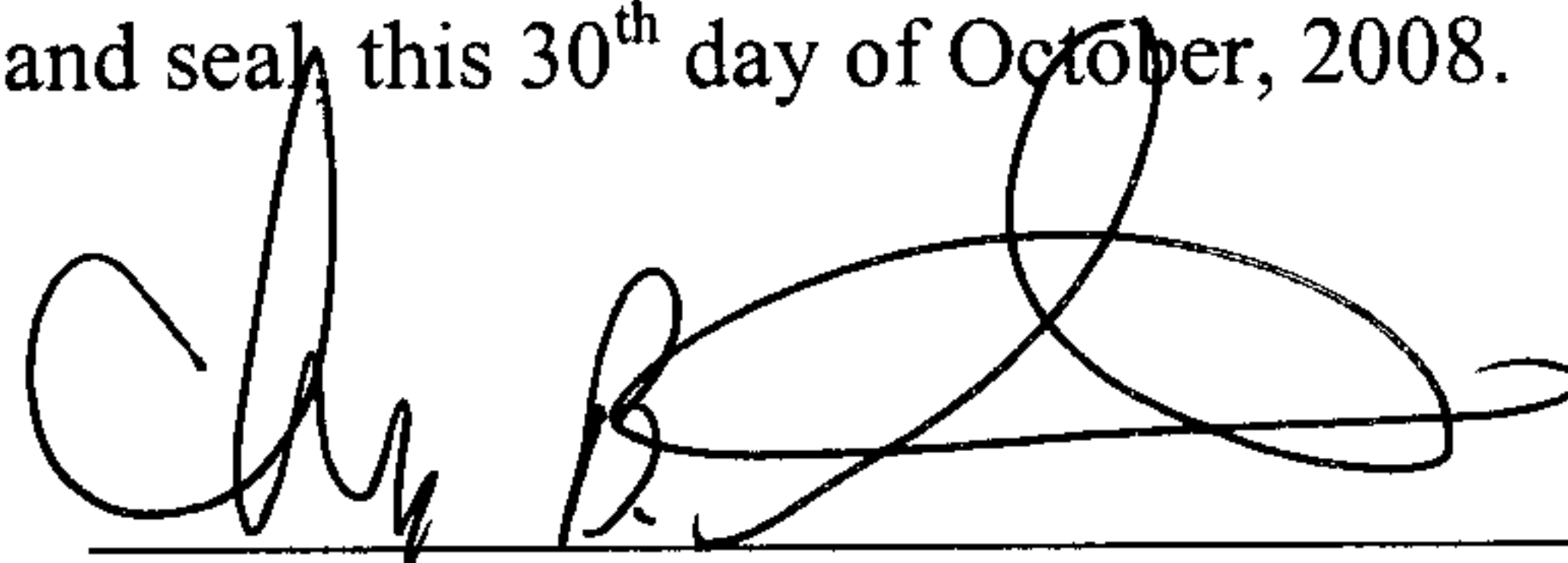
This property is not the homestead of the Grantor nor his spouse.

Subject to existing easements, restrictions set back lines, right of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30<sup>th</sup> day of October, 2008.

  
\_\_\_\_\_  
Charles B. Stevens

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Charles B. Stevens**, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30<sup>th</sup> day of October, 2008.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 7-26-2012

Shelby County, AL 11/04/2008  
State of Alabama

Deed Tax: \$36.00

