

State of Alabama)
Shelby County)

20090804000298430 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
08/04/2009 12:15:10 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **One Hundred Fifty-Nine Thousand and NO/100 Dollars (\$159,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, **Christy Sanford, a married person** (GRANTOR) does grant, bargain, sell and convey unto **Stephen W. Runnels and Christina M. Klockow** (GRANTEEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 27, according to the Survey of The Cottages at Stonehaven, as recorded in Map Book 21, page 26, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad Valorem Taxes due October 1, 2009.

Building Line(s), Easement(s) and Restrictions as shown by recorded map.

Restrictions or covenants appearing of record in Inst 1996-18613.

Easement to the City of Pelham recorded in Inst 1994-7090.

Easement to Colonial Pipeline recorded in Volume 268, Page 817.

Release of damages; restrictions; modifications; covenants; conditions; rights; privileges; immunities and limitations recorded in Inst 1997-2782 and Inst 1997-8994.

Easement to Alabama Power Company recorded in Inst 1999-12058.

\$156,120 of the Consideration was paid from the proceeds of a Mortgage Loan.

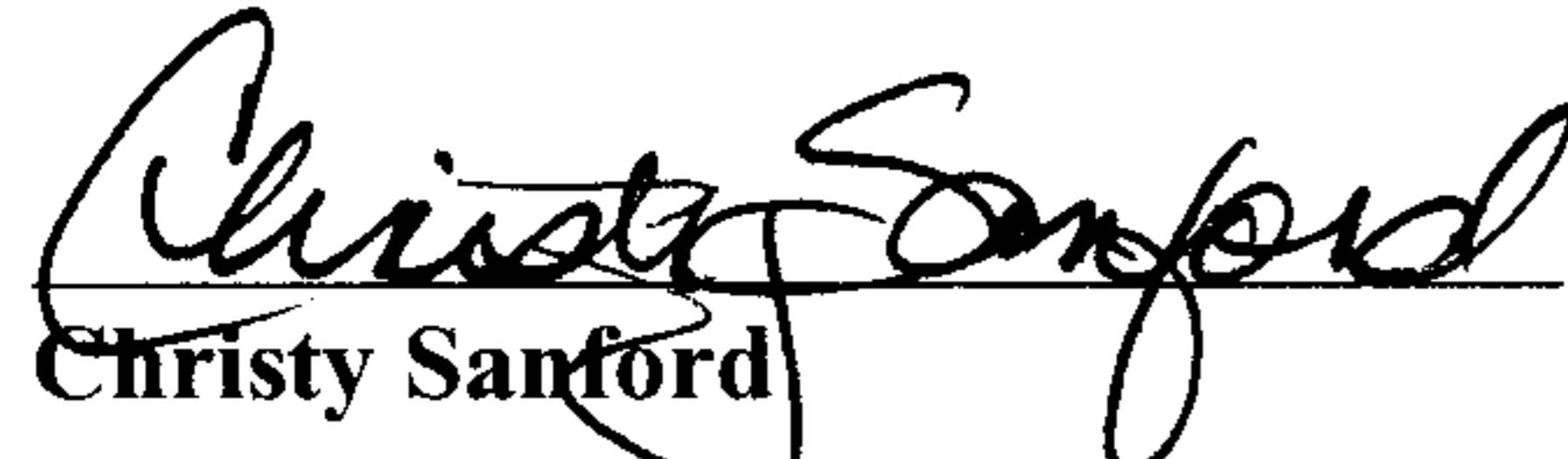
Christy Sanford is one and the same as person as Christy Black, grantee in that certain deed recorded in Inst 20030716000450310.

The property being conveyed no longer constitutes her primary residence, nor that of her spouse.

TO HAVE AND TO HOLD unto the said GRANTEEES as Joint Tenants with Right of Survivorship, their heirs 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 herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for herself, her heirs, successors, assigns, and personal representatives covenant with said GRANTEEES, their heirs, successors and assigns that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said GRANTEEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this 31st day of July, 2009.

 **SEAL**
Christy Sanford

State of Alabama

County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that **Christy Sanford** 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 31st day of July, 2009.

Notary Public
Commission Expires: 11/09/10

Send Tax Notice To:
Stephen W. Runnels
Christina M. Klockow
111 Stonehaven Drive
Pelham, Al 35124
#13-6-23-1-006-027.000

This Instrument Prepared By:

Gene W. Gray, Jr.

2100 Southbridge Parkway, Suite 338

Birmingham, Al 35209

205 879 3400

File No 2092