

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Lindsay Reese
500 Walker Road
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred twenty eight thousand and no/100 (\$128,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Patrick M. Mizerany and Kristin Mizerany, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Lindsay Reese** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 1, according to the Record Plat of The Village at Stonehaven, as recorded in Map Book 25, Page 119, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$125,681.00 of the purchase price herein above has been paid by a mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 28th day of August, 2009.

Patrick M. Mizerany

*Kristin Mizerany

STATE OF ALABAMA
COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Patrick M. Mizerany** 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of August, 2009.

KELLY B. FURGERSON
Notary Public - Alabama State At Large
My Commission Expires 10 / 27 / 2010

Notary Public
My Commission Expires: 10-27-2010

STATE OF TENNESSEE
* COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kristin Mizerany** 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of August, 2009.

Shelby County, AL 09/03/2009

State of Alabama

Deed Tax : \$2.50

Notary Public
*My Commission Expires: 08-03-2012

