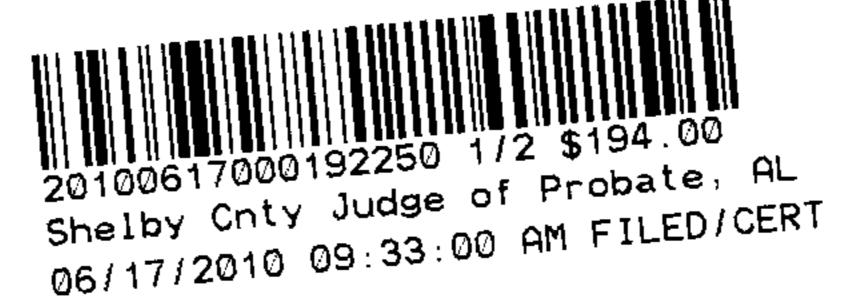
Shelby County, AL 06/17/2010

State of Alabama Deed Tax : \$180.00



This deed prepared by:

Sparks Law Firm, LLC 2635 Valleydale Road, Suite 200 Birmingham, AL 35244 Grantee Address:
Thomas R. Schmittou
1913 River Way Drive

Hoover, AL 35244

STATE OF ALABAMA COUNTY OF SHELBY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Four Hundred Seventy Thousand and no/one-hundredths Dollars (\$470,000.00), and other good and valuable consideration paid to the undersigned STEPHEN R. STANFORD and DAPHNE L. WEST STANFORD, husband and wife, (hereinafter referred to as "Grantor"), do hereby covenant, convey and warrant unto THOMAS R. SCHMITTOU, an unmarried man, (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, together with every contingent remainder and right of reversion, all the Grantors' interest in the following-described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 256, according to the Survey of Ninth Addition Riverchase Country Club, as recorded in Map Book 8, Pages 46 A & B, in the Probate Office of Shelby County, Alabama.

Subject to all easements, utility lines, restrictions, covenants, and reservations of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, in fee simple, forever.

And the said Grantors do, for Grantors', Grantors' successors and assigns, covenant with the said Grantee, his heirs and assigns, that Grantors are lawfully seized of title in fee simple of said premises; that the premises are free from all encumbrances, except as set out above, that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will and Grantors' successors and assigns shall warrant and defend the same unto the said Grantee, his successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set Grantors' hands and seal this 10th day of

June, 2010.

Stephen R. Stanford

Daphne L. West Stanford

## STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Stephen R. Stanford, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and who acted with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 10th day of June, 2010.

(SEAL)

C. Ryan Sparks, Motary Public

My commission expires: December 18, 2011

## STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Daphne L. West Stanford, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and who acted with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 10th day of June, 2010.

(SEAL)

C. Ryan Sparks, Notary Public

My commission expires: December 18, 2011