

WARRANTY DEED

Barcode and filing information: 20100721000232320 1/1 \$47.00 Shelby Cnty Judge of Probate, AL 07/21/2010 11:37:48 AM FILED/CERT

This Instrument Was Prepared By:

Send Tax Notice To:

Luke A. Henderson, Esq.
Bynum & Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Van A. Steiner
Joy C. Steiner
3016 Stonecreek Trace
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND DOLLARS and 00/100 (\$135,000.00), to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, John L. Stanton, a married man (herein referred to as Grantor) do grant, bargain, sell and convey unto Van A. Steiner and Joy C. Steiner (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1740, according to the Survey of Old Cahaba IV, Second Addition, Phase Six, as recorded in Map Book 34, Page 67, in the Probate Office of Shelby County, Alabama.

\$100,250.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

This property is not the homestead of the Grantor nor the Grantor's spouse.

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

TO HAVE AND TO HOLD unto the said Grantees 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, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their 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 Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 16th day of July, 2010.

State of Alabama
Deed Tax : \$35.00

Handwritten signature of John L. Stanton

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, John L. Stanton, a married man, whose name 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, John L. Stanton executed the same voluntarily, individually, on the day the same bears date.

Given under my hand and seal this 16th day of July, 2010.

Handwritten signature of Luke A. Henderson and Notary Public stamp

My Commission Expires: 07/26/2012