

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Kaylan Stagner
104 Phillips Circle
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY THOUSAND AND NO/00 (\$80,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Lee Ann Farmer, a single woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Kaylan Stagner, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, Block 1, according to the survey of Columbiana Homes, Inc. Subdivision, as recorded in Map Book 3, Page 82, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, covenants, rights of way, and mineral and mining rights, privileges, and immunities of others of record.

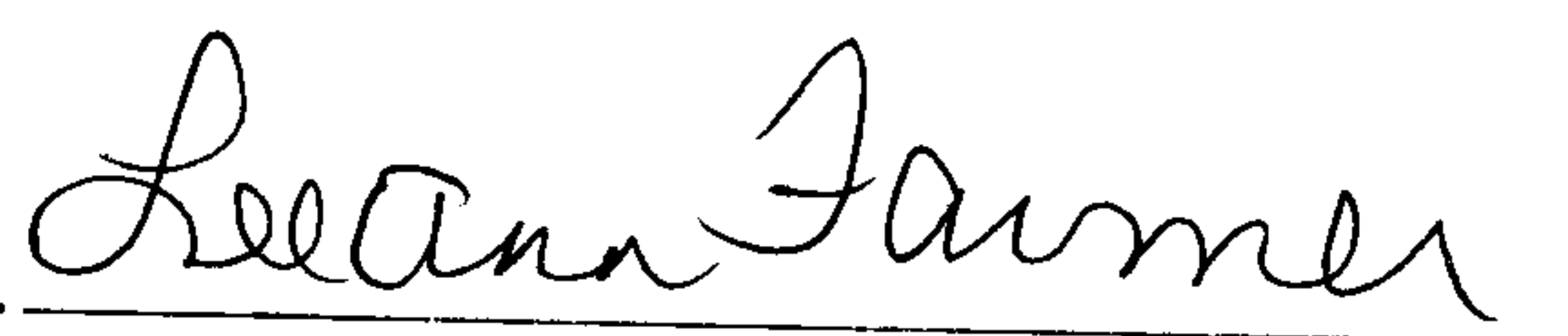
All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Lee Ann Lowry and Lee Ann Farmer are one and the same person.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of October, 2010.



Lee Ann Farmer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Lyman L. Lee Ann Farmer, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October, 2010.



Notary Public

My commission expires: 9/12/11

