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Shelby Cnty Judge of Probate, AL
02/23/2012 11:09:23 AM FILED/CERT

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Gary Jennings
125 Wisteria Drive
Chelsea, AL 35043

STATE OF ALABAMA)
)
)
COUNTY OF SHELBY)
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED NINETY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$199,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **MICHAEL J. STANFORD and JESSICA B. STANFORD** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **GARY JENNINGS** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 16, according to the Survey of Windstone II, as recorded in Map Book 25, page 110, in the Probate Office of Shelby County, Alabama.

\$203,571.00 of the above consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and except for any Restrictions, Exceptions, Easements, Agreements and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 17th day of February, 2012.



MICHAEL J. STANFORD



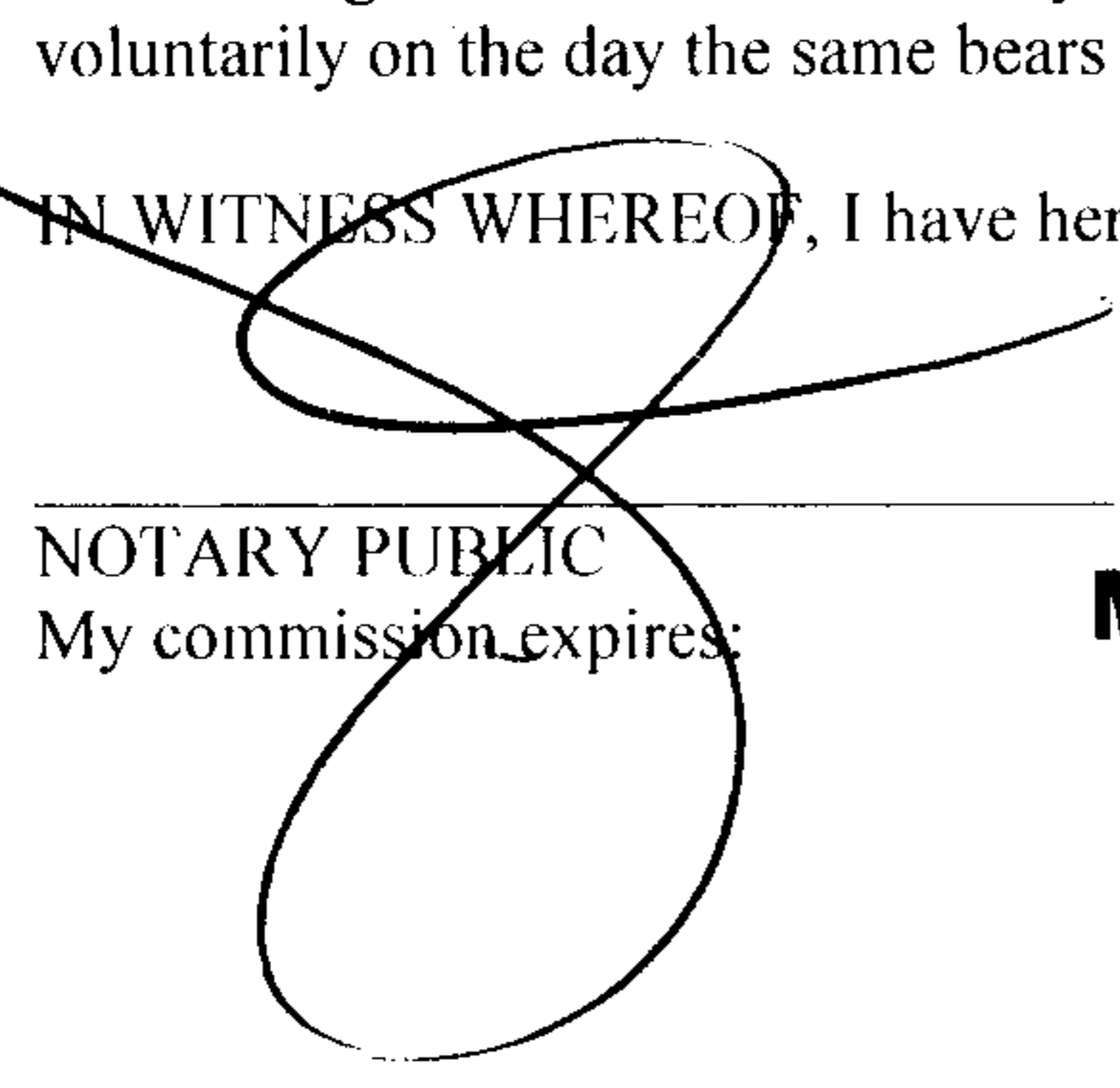
JESSICA B. STANFORD

STATE OF ALABAMA)
)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **MICHAEL J. STANFORD and JESSICA B. STANFORD**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of February, 2012.

NOTARY PUBLIC
My commission expires:



MALCOLM S. MCLEOD
Notary Public
STATE OF ALABAMA

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 15, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS