


20120502000151560 1/2 \$95.00
Shelby Cnty Judge of Probate, AL
05/02/2012 09:31:27 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Sixty Thousand and no/100 Dollars (\$160,000.00)** and other good and valuable consideration to the undersigned grantor,

LUCY R. FARMER, a married woman

in hand paid by the grantee,

BRIAN M. KORNOWICZ

the receipt whereof is hereby acknowledged the said grantor does grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Stagg Run, as recorded in Map Book 39, Page 67 A & B, in the Probate Office of Shelby County, Alabama.

This conveyance subject to:

Taxes for the year 2012 and subsequent year

Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions not of record or visible on said property

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein

Restrictions appearing of record in Instrument 2007-57625 in the Office of the Judge of Probate of Shelby County, Alabama.

\$80,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

The above described property is not the homestead of the grantor or her spouse.

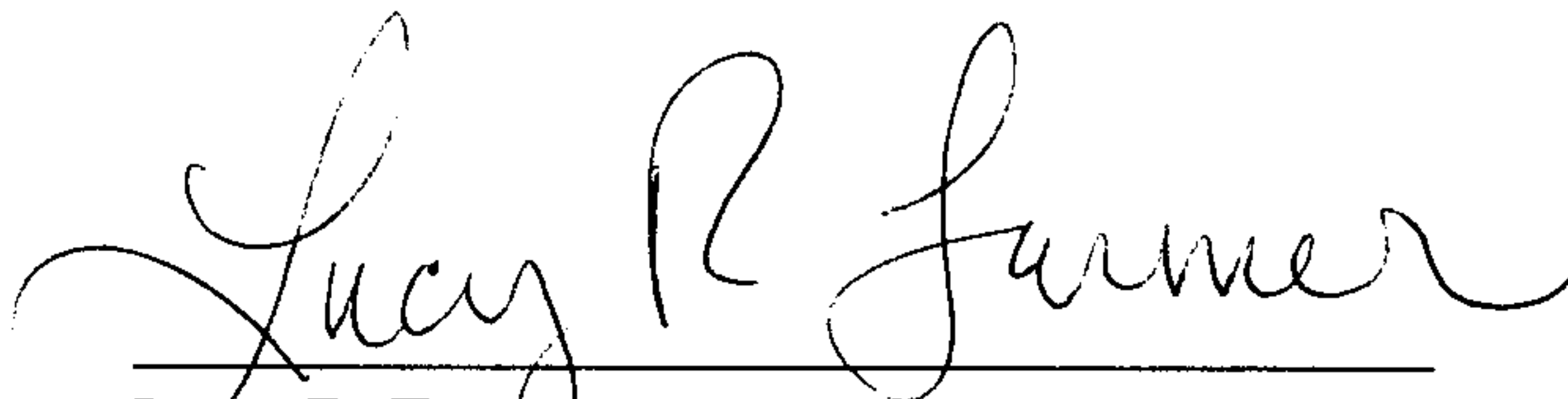
TO HAVE AND TO HOLD, to the said grantee, **Brian M. Kornowicz** and his heirs, successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantee, his heirs, successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free of 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 grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 26th day of April, 2012.

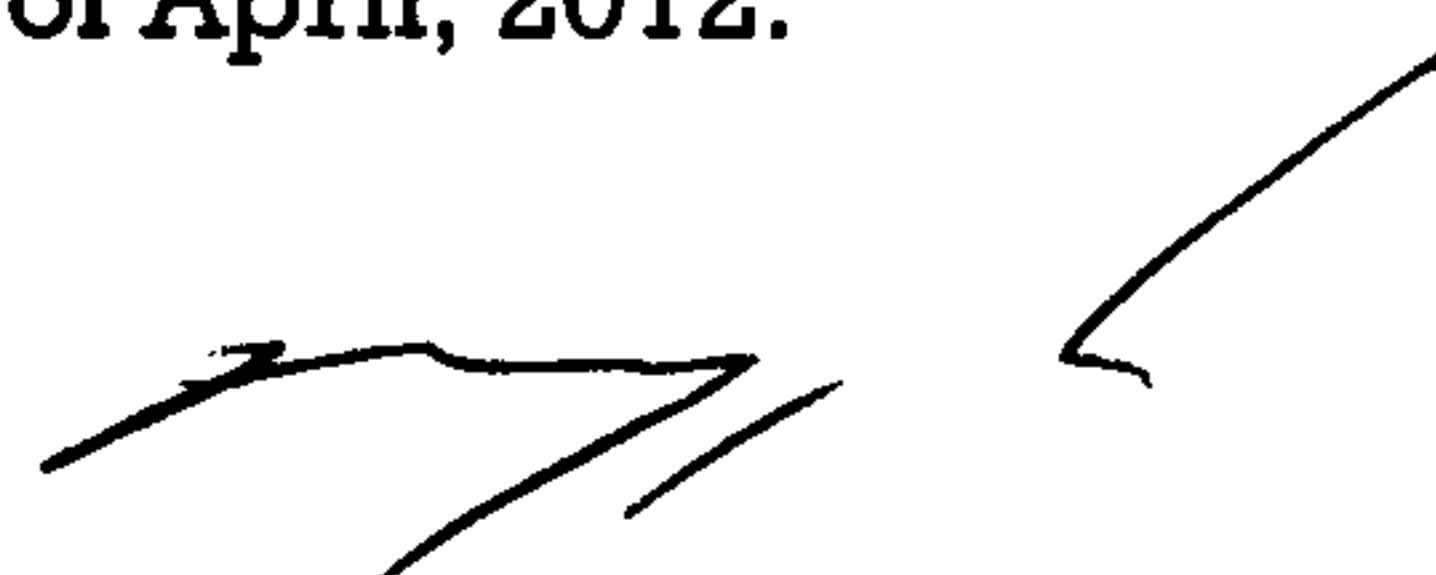
WITNESS:


Lucy R. Farmer

STATE OF ALABAMA
COUNTY OF SHELBY

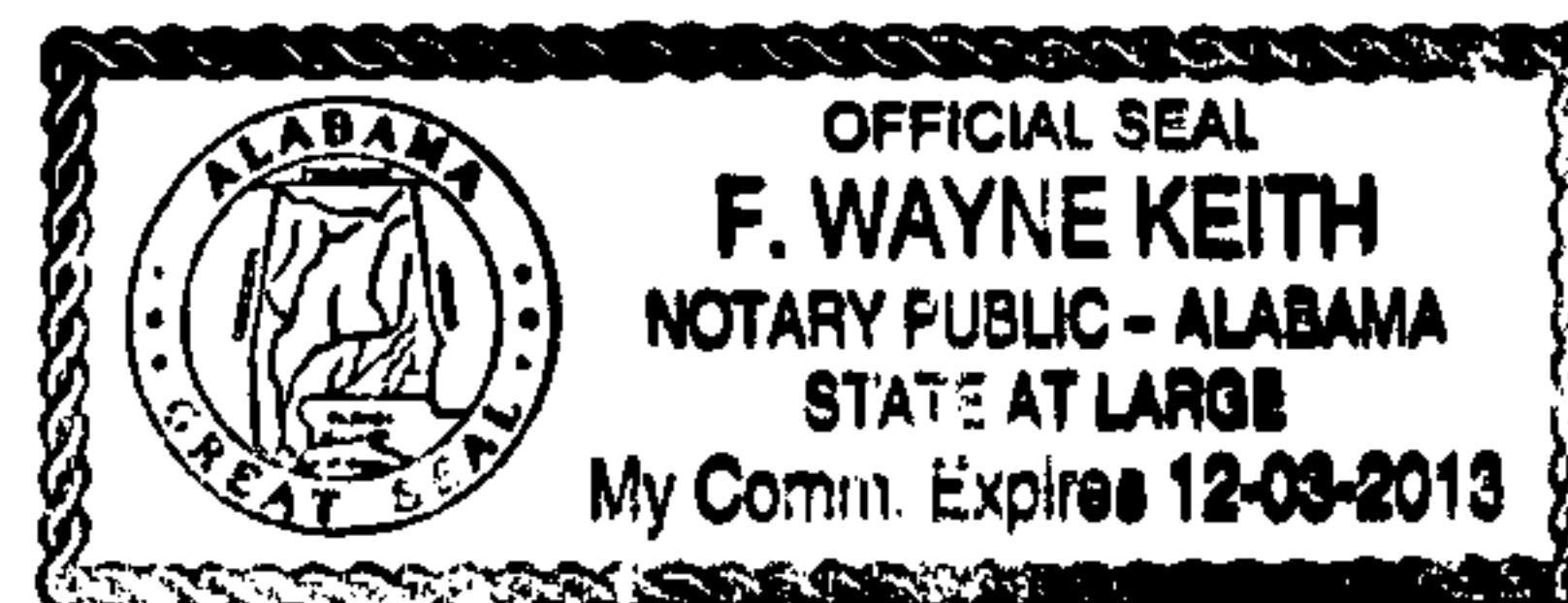
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Lucy R. Farmer, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 26th day of April, 2012.



Notary Public

THIS INSTRUMENT WAS PREPARED BY:
F. Wayne Keith, Attorney
120 Bishop Lane
Pelham, Alabama 35124



SEND TAX NOTICE TO:
Brian M. Kornowicz
104 Indian Lake Cove
Pelham, Alabama 35124



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State of Alabama
Deed Tax: \$80.00