

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
 Law Offices of Jeff W. Parmer, LLC
 850 Shades Creek Parkway, Suite 210
 Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

Stephen A. Adamec
 169 Sterling Gate
 Alabaster, Alabama 35007

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Ninety Thousand & no/100 (\$190,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **M&F Bank**, it successors and assigns (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Stephen A. Adamec and Rachel M. Adamec** (hereinafter referred to as GRANTEES), their successors and assigns, the following described Real Estate, lying and being in the County of Shelby State of Alabama, to-wit:

Lot 53, according to the Final Plat Sterling Gate, Sector 2, Phase 2, as recorded in Map Book 36, Page 86, in the Probate Office of Shelby County, Alabama.

\$171,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set forth hereinabove.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the 19 day of June, 2012.



20120625000222590 1/1 \$31.00
 Shelby Cnty Judge of Probate, AL
 06/25/2012 10:40:44 AM FILED/CERT

Shelby County, AL 06/25/2012
 State of Alabama
 Deed Tax: \$19.00

M&F Bank

By: Vaiden A. Clark

Its: Vice President _____

STATE OF Mississippi)
 COUNTY OF Madison)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Vaiden A. Clark** whose name as Vice President of M&F Bank., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such Vice President and with such authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19 day of June, 2012.

NOTARY PUBLIC:

My Commission Expires:

