



20120712000249140 1/2 \$75.00
Shelby Cnty Judge of Probate, AL
07/12/2012 02:00:27 PM FILED/CERT

Send tax notice to:

Keith McLeod

Lisa McLeod

3075 Crossings Drive

Birmingham, AL 35242

NTC1200126

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama
County of Shelby

Shelby County, AL 07/12/2012
State of Alabama
Deed Tax: \$60.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) in hand paid to the undersigned **Scott Stoltzner and Christi Stoltzner, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Keith McLeod and Lisa McLeod** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 54A, according to a Resurvey of Lots 54 and 55 and Lots 59, 60, 61 and 62, Caldwell Crossings, as recorded in Map Book 29 Page 70, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2012 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$240,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

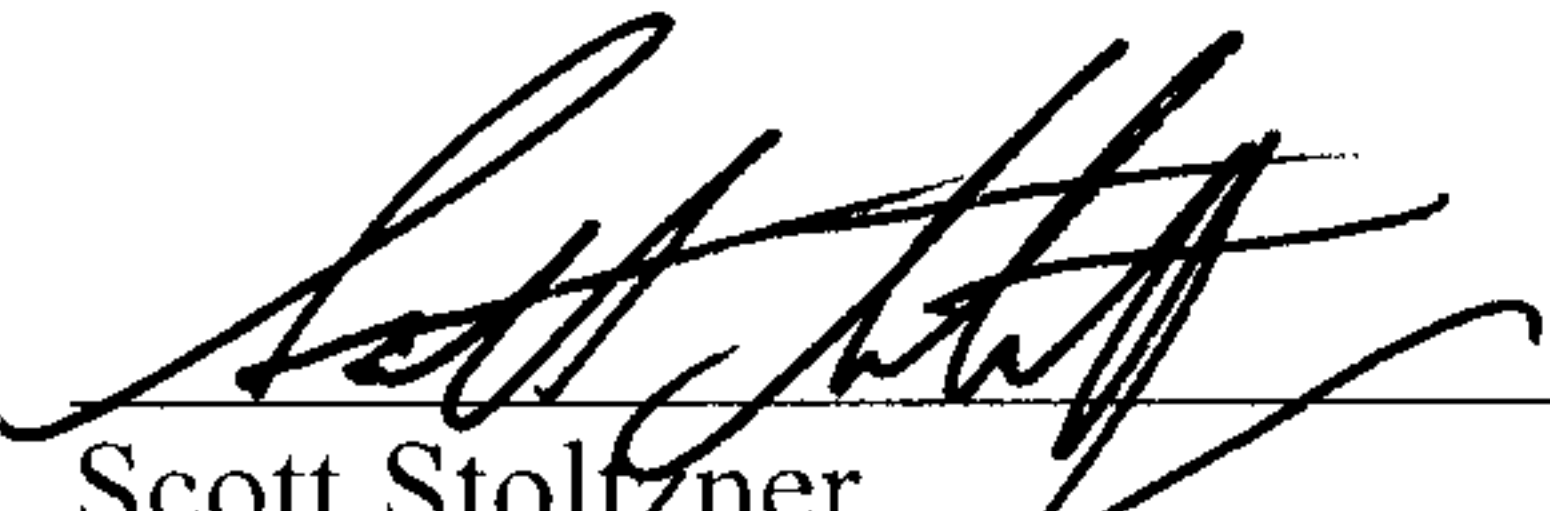
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

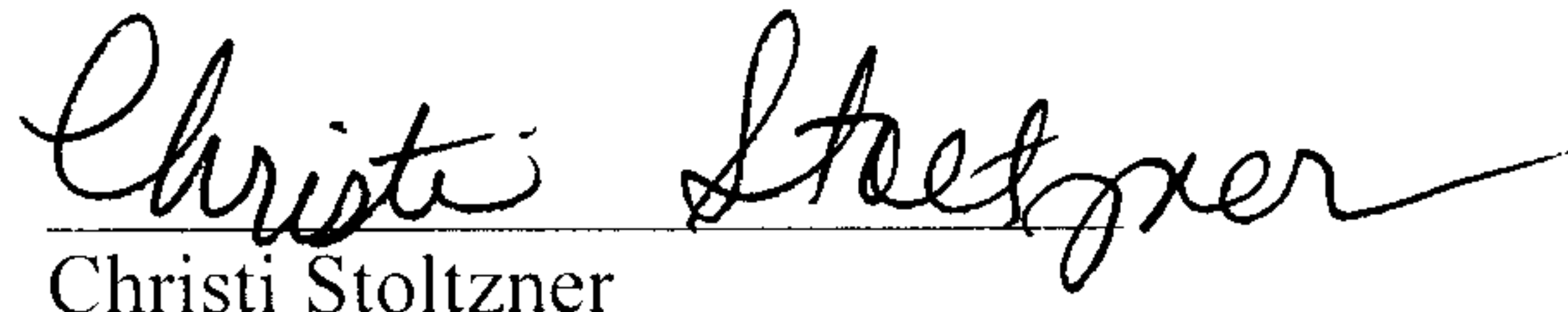


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IN WITNESS WHEREOF, Grantors Scott Stoltzner and Christi Stoltzner have hereunto set their signatures and seals on June 29, 2012.



Scott Stoltzner



Christi Stoltzner

STATE OF ALABAMA
COUNTY OF JEFFERSON

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

Given under my hand and official seal this the 29th day of June, 2012.



Notary Public
Print Name: *Paula D. Levitt*
Commission Expires: *2-3-16*

(NOTARIAL SEAL)

