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: Charles D. Stewart 565 White Tail Run Chelsea, Alabama 35043

STATE OF ALABAMA

STATUTORY WARRANTY DEED

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Sixty Thousand & no/100 (\$260,000.00) 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, Charles D. Stewart and Melissa Stewart (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 642, according to the Survey of Deer Ridge Lakes, Sector 6, Phase 1, recorded in Map Book 37, page 58, in the Probate Office of Shelby County, Alabama.

\$247,000.00 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 30 day of figure 1, 2012.

SEE ATTACHED EXHIBIT "A" FOR SURVIVORSHIP RIGHTS

1. Suf

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 company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of August 10012 . 2012

NOTARY PUBLIC:

My Commission Expires:

THOMAS ANTLEY EASTLAND
Commission Expires
Nov. 23, 2014

20120906000337030 1/3 \$31.00 Shelby Cnty Judge of Probate, AL 09/06/2012 12:54:03 PM FILED/CERT

Shelby County, AL 09/06/2012 State of Alabama Deed Tax:\$13.00

Exhibit A

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, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

20120906000337030 2/3 \$31.00 20120906000337030 2/3 \$31.00 Shelby Cnty Judge of Probate, AL 09/06/2012 12:54:03 PM FILED/CERT

Real Estate Sales Validation Form

This	Document must be filed in a	ccordance wi		_	
Grantor's Name	Mar F Bank		Grantee's N	ress Stown). Stubert
Mailing Address	Briesto MS 316	Sheet	Mailing Add	ress Stown	14 73:1 Run
					400000
	565 White Fall R Chelsea Au 3504		Date of otal Purchase F	Sale 8/31 Price \$ 26	
•			or		
		Ac	tual Value or	\$	
		Asse	ssor's Market V	alue \$	· · · · · · · · · · · · · · · · · · ·
•	e or actual value claimed one) (Recordation of docu	umentary ev	vidence is not repraisal her	equired)	
Closing Stater				120906000337030 3/3 \$31 ∍lby Cnty Judge of Prob /06/2012 12:54:03 PM FI	.00 ate, AL
	document presented for retaining the this form is not required.	ecordation o			
	·	Instructi	ons		
	nd mailing address - provide eir current mailing address		of the person of	or persons convey	ing interest
Grantee's name are or property is being	nd mailing address - provid g conveyed.	de the name	e of the person	or persons to who	m interest
Property address -	the physical address of th	e property	peing conveyed	l, if available.	
Date of Sale - the	date on which interest to the	ne property	was conveyed.		
•	ce - the total amount paid to the instrument offered for	<u>-</u>	hase of the prop	perty, both real an	d personal,
onveyed by the in	e property is not being sold strument offered for record or the assessor's current in	d. This may	be evidenced be		• •
excluding current usesponsibility of val	ded and the value must be use valuation, of the property luing property for property of Alabama 1975 § 40-22-2	rty as determentation of the second s	mined by the lo	cal official charged	with the
ccurate. I further u	of my knowledge and beliunderstand that any false stated in Code of Alabama	statements	claimed on this		
ate 8941		Print	Eff	D. Jam	e (
Unattested		Sign	Mila		
	(verified by)		grantor/Gr	antee/Owner/Agent	
					Form RT-1