

Send tax notice to: Steve L. Edwards, 132 Bluegrass Dr., Alabaster, Al. 35007

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd., Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred twenty-two thousand five hundred and no/100 (\$122,500.00) Dollars**, the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Todd Stewart, a married man whose mailing address is:
S037 Old Cahaba Ave., Helena, AL 35080

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Steve L. Edwards, whose mailing address is: **132 Bluegrass Dr., Alabaster, Al. 35007**

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama, the address of which is: 132 Bluegrass Dr. Alabaster, Al. 35007** to-wit:

Lot 3, Block 7, according to the Survey of Bermuda Hills, Second Sector, Fourth Addition, as recorded in Map Book 9, Page 78 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.


\$126,542.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Subject to: all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument #20130204000047490 in the Probate Office of Shelby County, Alabama, said rights to expire January 29, 2014.

Grantor is a married man, however, the property herein described is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.


20131004000400130 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
10/04/2013 03:12:38 PM FILED/CERT

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 30th day of September, 2013.

Todd Stewart (Seal)
TODD STEWART

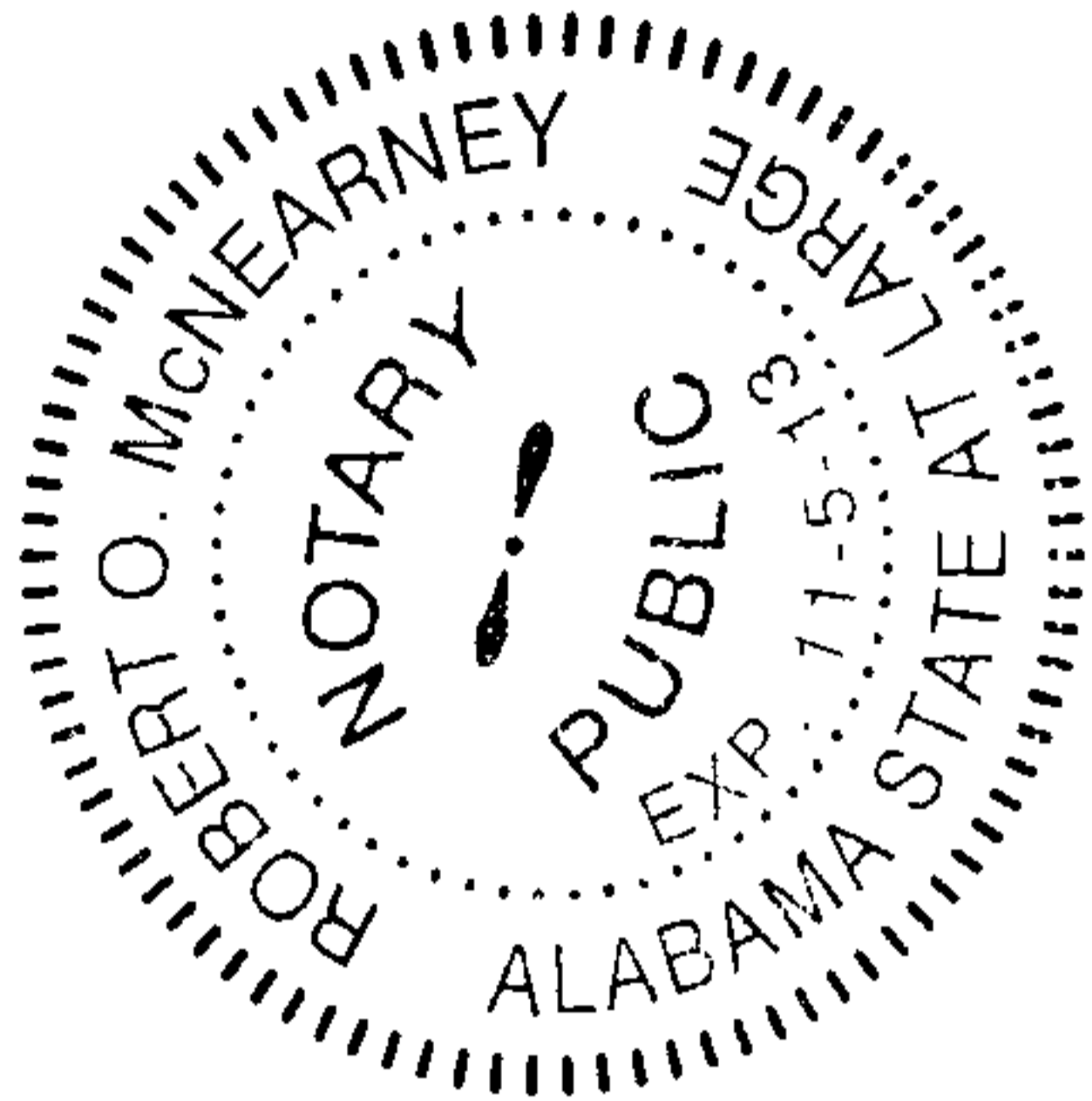
_____ (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Todd Stewart, a married man whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 30th day of September, 2013.

[Signature]
NOTARY PUBLIC

My commission expires: 11/5/2013



20131004000400130 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
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