

Send tax notice to:

CHRISTOPHER A. KEITH
457 EATON ROAD
BIRMINGHAM, AL 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013584

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RONALD L. STANFA and PATRICIA M. STANFA, HUSBAND AND WIFE **whose mailing address** is: 180 SHEFFIELD LANE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by CHRISTOPHER A. KEITH and ANGELA J. KEITH, HUSBAND AND WIFE **whose mailing address** is: 457 EATON ROAD, BIRMINGHAM, AL 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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:


SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A".

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. LESS AND EXCEPT ANY PORTION LYING WITHIN A ROAD RIGHT OF WAY.
4. EASEMENT RECORDED IN INSTRUMENT NO. 20050726000374790.
5. AGREEMENT RECORDED IN INSTRUMENT NO. 2001-56314.

\$206,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


20131127000464220 1/3 \$89.00
Shelby Cnty Judge of Probate: AL
11/27/2013 10:48:07 AM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 21st day of November, 2013.

Ronald L. Stanfa
RONALD L. STANFA

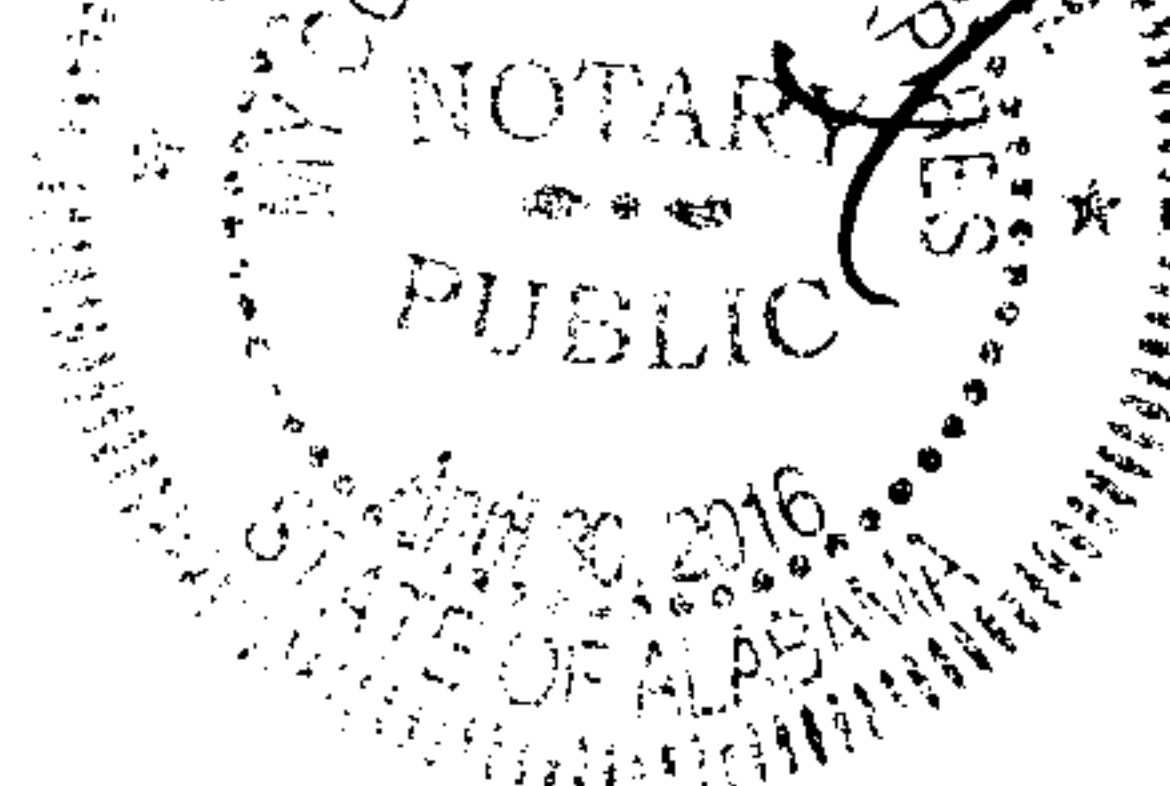
Patricia M. Stanfa
PATRICIA M. STANFA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that RONALD L. STANFA and PATRICIA M. STANFA, 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 21st day of November, 2013.

Charles J. Stewart Jr
Notary Public
Print Name
Commission Expires:



20131127000464220 2/3 \$89.00
Shelby Cnty Judge of Probate, AL
11/27/2013 10:48:07 AM FILED/CERT

EXHIBIT "A"

Commence at a 1/2" rebar in place being the Southeast corner of the NE 1/4 of the NW 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From the beginning point proceed North 88°54'56" East along the South boundary of the NW 1/4 of the NE 1/4 for a distance of 72.58 feet (set 1/2" rebar) then proceed North 08°36'50" East for a distance of 893.81 feet; then proceed North 39°00'38" West for a distance of 136.78 feet; then proceed South 88°54'02" West for a distance of 75.41 feet; then proceed North 51°48'59" West for a distance of 562.87 feet to a 1/2" rebar in place; then proceed South 88°34'23" West for a distance of 570.53 feet (set 1/2" rebar); then proceed South 32°17'35" East for a distance of 524.47 feet to a railroad spike at end of fence; then proceed South 30°33'36" East for a distance of 664.56 feet; then proceed South 18°43'30" West for a distance of 174.79 feet; then proceed South 05°41'01" West for a distance of 68.97 feet; then proceed South 00°23'48" East for a distance of 80.10 feet to a point on the South boundary of the NE 1/4 of the NW 1/4 of Section 10; then proceed North 88°54'09" East along the South boundary of said NE 1/4 of the NW 1/4 for a distance of 406.41 feet to the point of beginning.


The above described land is located in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama.

TOGETHER WITH:

A 30 foot ingress and egress easement being 30 feet in equal width on the West side of the following described line; Commence at a 1/2" rebar in place being the SE corner of the NE 1/4 of the NW 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama; then proceed South 88°52'10" West along the South boundary of said 1/4 1/4 section for a distance of 394.59 feet to the point of beginning of said easement. From this beginning point proceed South 01°10'12" East along the East boundary of said easement for a distance of 914.24 feet to a point on the Northerly right of way of Tara Drive and the termination of said easement.

TOGETHER WITH:

A 40 foot ingress and egress easement being 40 feet in equal width on the East side of the following described line: Commence at a 1/2" rebar in place being the SE corner of the NE 1/4 of the NW 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama. Then proceed South 88°52'10" West along the South boundary line of said 1/4 1/4 section for a distance of 484.59 feet to the point of beginning of said easement. From this beginning point proceed South 01°10'12" East along the West boundary of said easement for a distance of 116.91 feet to the termination of said easement. The above described land is located in the SE 1/4 of the NW 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama.


20131127000464220 3/3 \$89.00
Shelby Cnty Judge of Probate, AL
11/27/2013 10:48:07 AM FILED/CERT

Shelby County, AL 11/27/2013
State of Alabama
Deed Tax: \$69.00