

Send tax notice to:


ANTONIO D. FOSSETT
1911 21ST AVENUE
CALERA, AL, 35040

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

2014068

WARRANTY DEED


20140303000057190 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
03/03/2014 01:42:03 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHRISTINA EMFINGER WALTON and CHRISTOPHER D. WALTON, WIFE AND HUSBAND **whose mailing address is:**
200 O'Neal Drive Calera AL 35040
(hereinafter referred to as "Grantors") by ANTONIO D. FOSSETT **whose mailing address is:** 1911 21ST AVE CALERA, AL 35040 (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:

LOTS 5, 6, 7 AND 8, IN BLOCK 252, ACCORDING TO THE SURVEY OF J. H. DUNSTAN'S OF THE TOWN OF CALERA, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

CHRISTINA EMFINGER WALTON IS ALSO KNOWN AS CHRISTY E. WALTON, CHRISTINA L. EMFINGER AND CHRISTY EMFINGER WALTON.

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. RIGHT OF WAY TO CITY OF CALERA, AS RECORDED IN DEED BOOK 285, PAGE 850.

\$76,530.00 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27th day of February, 2014.

Christina Emfinger Walton
CHRISTINA EMFINGER WALTON

Christopher D. Walton
CHRISTOPHER D. WALTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTINA EMFINGER WALTON and CHRISTOPHER D. WALTON, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of February, 2014.

Notary Public

Print Name:

Commission Expires:

Charles D. Stewart
2-30-16

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