

THIS INSTRUMENT PREPARED BY:
The Law Office of Jack R. Thompson, Jr., LLC
Jack R. Thompson, Jr.
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243

SEND TAX NOTICE TO:
Christopher Stano
133 Revolutionary Way
Montevallo AL 35040

STATUTORY WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT FOR AND IN CONSIDERATION OF ONE HUNDRED SEVENTY THOUSAND AND NO/00 Dollars (\$170,000.00), the amount of which can be verified in the sales contract, and other good and valuable consideration in hand paid to First United Security Bank (the "Grantors"), whose mailing address is 604 Oak Elm Common Ln Pelham AL 35124 by Christopher Paul Stano, aka Chris Stano and Melissa Stano, (the "Grantees"), whose mailing address is 133 Revolutionary Way Montevallo AL 35040 as joint tenants with right of survivorship, the receipt and sufficiency of which are acknowledged hereby, Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto Grantee the following described real estate situated in Jefferson County, Alabama, the address of which is 133 Revolutionary Way, Montevallo, AL 35040 (the "Property"), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.


\$153,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, and Grantee's heirs, successors and assigns forever;

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by Grantor's duly authorized representative this 21st day of February, 2014.

[signature page follows]

Shelby County, AL 03/04/2014
State of Alabama
Deed Tax: \$17.00


20140304000059240 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
03/04/2014 02:21:19 PM FILED/CERT

First United Security Bank

First United Security Bank
By: Dan McArthur
Its: Senior Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON


I, Jack R. Thompson, a Notary for said County and in said State, hereby certify that Dan McArthur, whose name as Senior V.P. of First United Security Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

WITNESS my hand and official seal in the county and state aforesaid this the 21st day of February, 2014.

[Signature]
Notary Public

My Commission Expires: 10/31/2016

(S E A L)


20140304000059240 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
03/04/2014 02:21:19 PM FILED/CERT

S14-0025

Agent's File No.: S14-0025

EXHIBIT "A"

Lot 6, according to the Survey of Colonial Oaks, Phase I, as recorded in Map Book 39, Page 45, and re-recorded in Map Book 39, Page 115, in the Probate Office of Shelby County, Alabama.

