

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Mary E. Stevens
220 Queens Gate
Maylene, AL 35114
(also property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fourty-Two Thousand and no/100 -----(\$142,000.00)
Dollars. As evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof
is acknowledged, I/we

James R. Sanford, III and Cynthia P. Sanford, a married couple
(Whose address is 1957 Hoover Court Ste. 314 Hoover, AL 35226)
(herein referred to as GRANTORS) do grant, bargain, sell and convey to,

Mary E. Stevens and James Stevens
(Whose address is the property address)
(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described
real estate situated in Shelby County, Alabama to-wit:

Lot 244, according to the Survey of Cedar Grove at Sterling Gate Sector 2, Phase 6, as
recorded in Map Book 30, Page 86, in the Probate Office of Shelby County, Alabama.

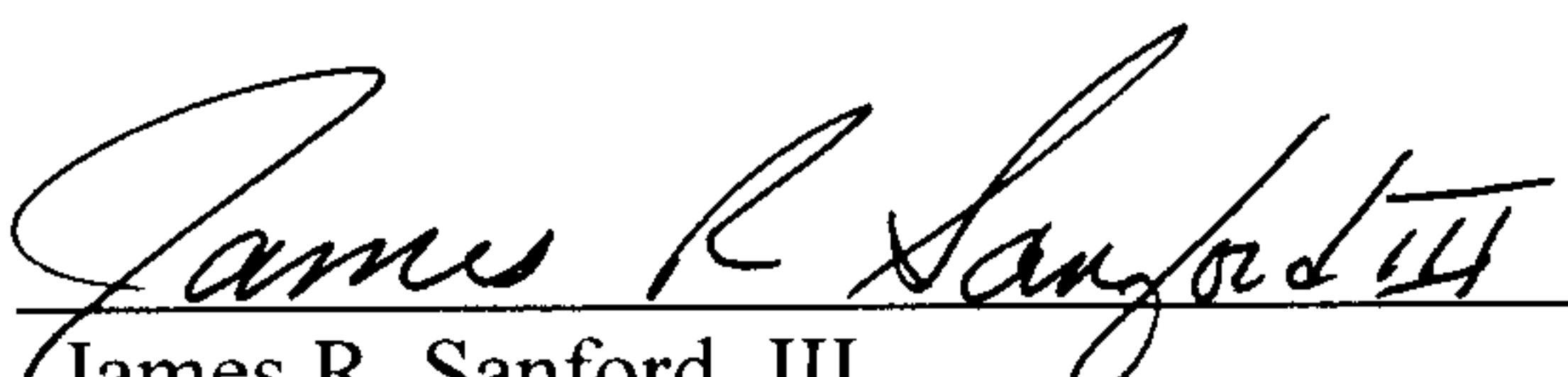
Subject to: current taxes, easements, liens and restrictions of record.

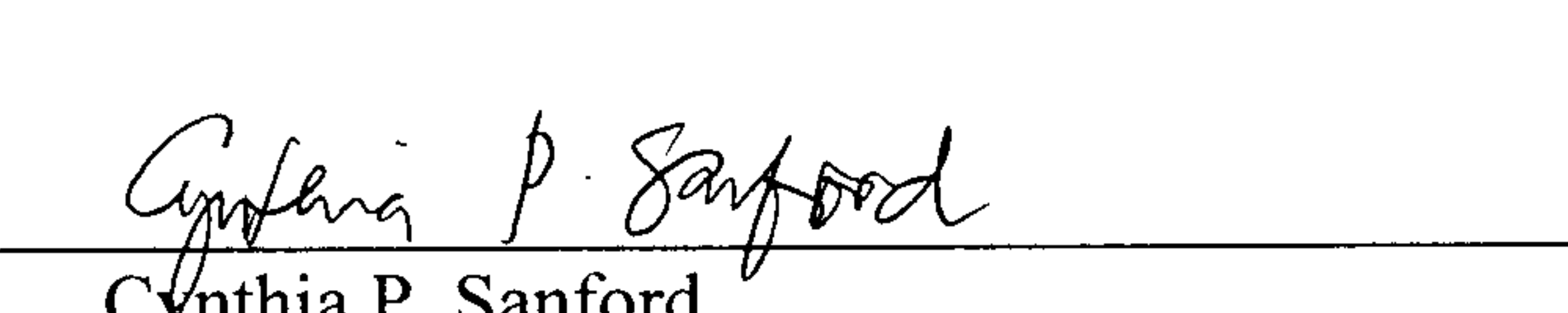
\$139,428.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD 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.

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.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s),
this 3rd day of July, 2014.


James R. Sanford, III


Cynthia P. Sanford

STATE OF Alabama)

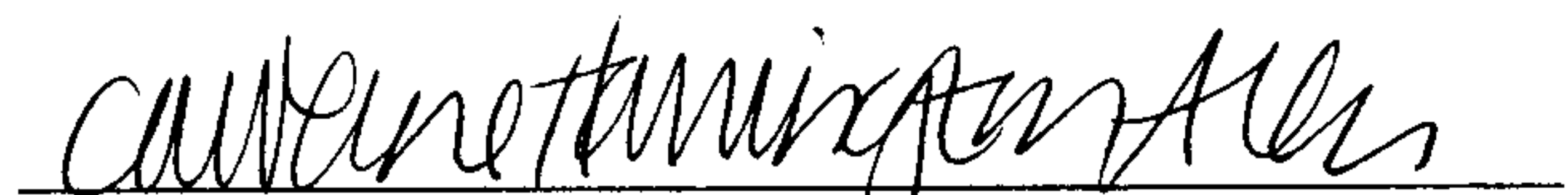
General Acknowledgment

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
James R. Sanford, III and Cynthia P. Sanford, 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 executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 3rd day of July, A. D., 2014.

My Commission Expires: 9/22/17


Notary Public: Caroline Harrington Allen

Shelby County, AL 07/09/2014
State of Alabama
Deed Tax: \$3.00


20140709000208240 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
07/09/2014 01:37:04 PM FILED/CERT