

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Stephen A. Bartolic
110 King Richards Way
Calera, AL 35040

GENERAL WARRANTY DEED

20140801000237430
08/01/2014 10:53:32 AM
DEEDS 1/2

STATE OF ALABAMA

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SHELBY COUNTY

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KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty-Eight Thousand Nine Hundred And No/100 Dollars (\$188,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Brittanica Valone Sanford and husband, Nicholaus L Sanford, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Stephen A. Bartolic (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**


Lot 96, according to the Final Plat of Nottingham Phase I, as recorded in Map Book 28, Page 127, in the Probate Office of Shelby County, Alabama.

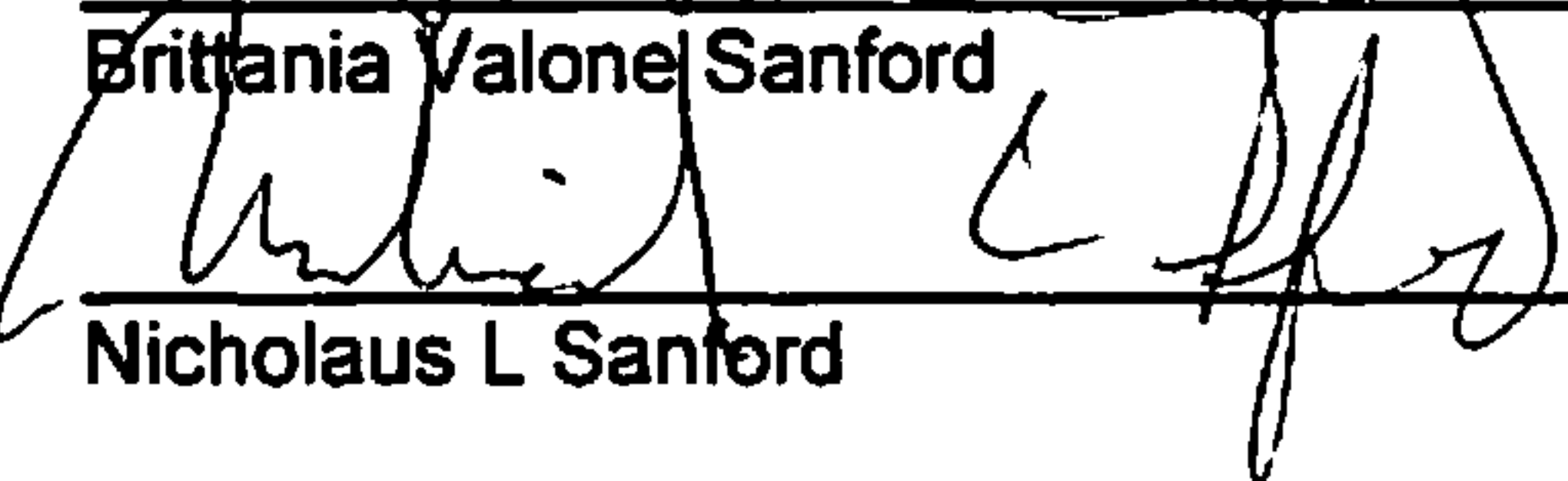
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Ninety-Two Thousand Seven Hundred Fifty-Five And No/100 Dollars (\$192,755.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 31, 2014.


Brittanica Valone Sanford


Nicholaus L Sanford


STATE OF ALABAMA

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SHELBY COUNTY

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brittanica Valone Sanford and Nicholaus L. Sanford whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.


Given under my hand and official seal on the 31st day of July, 2014.
Notary Public
Commission Expires:

