This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Black A. Scott

205 Forest Village Liv.
Alabaster, AL 35007

20150730000260610 07/30/2015 09:29:56 AM

Warranty Deed

DEEDS 1/2

STATE OF ALABAMA	)		
	)	KNOW ALL MEN BY THESE PRE	ESENTS
SHELBY COUNTY	)		
That in consideration of \$152,000.00 parties hereto, to the undersigned greceipt whereof is acknowledged, I o and Husband, Brandon D. Stewart, some of the constant of the standard of the sta	antor (vertal)  whose in the collowing of the collowing o	whether one or more), in hand paid aura Massey Stewart by Brandon mailing address is ain, sell and convey unto Blair A. Sunday and convey unto Blair A. Sunday described real estate, situated in	id by the grantee herein, the D. Stewart as Attorney-in-Fact,  (herein referred to as Scott, whose mailing address is (herein referred to

## 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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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.

Note; \$144,400.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Laura Massey Stewart by Brandon D. Stewart as Attorney-in-Fact, and Husband, Brandon D. Stewart has/have hereunto set his/her/their hand(s) and seal(s), this 28th day of July, 2015.

Laura Massey Stewart by Brandon D. Stewart as

Brandon D. Stewart

State of Alabama Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Brandon D. Stewart whose name Individually and as Attorney in Fact for Laura Massey Stewart is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, Individually and in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 28th day of July, 2015.

Notary Public / \

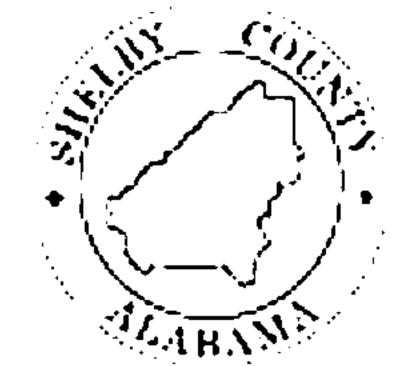
Commission Expires:

\$15-2009HUD

## 20150730000260610 07/30/2015 09:29:56 AM DEEDS 2/2

## EXHIBIT "A" Legal Description

Lot 12, Final Plat of Park Forest Village, as recorded at Map Book 31, page 51, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/30/2015 09:29:56 AM
\$25.00 CHERRY

20150730000260610

- with