

20151201000410220
12/01/2015 11:16:47 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Gavin & Julie Conerly
P.O. Box 381 Tulo
Birmingham, AL 35238

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Eighty Seven Thousand Five Hundred dollars and no/100 (\$287,500.00)** which can be verified by the Sales Contract to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged **Travis E. Stein and Ashlee B. Stein, husband and wife**, whose address is P.O. Box 57 Hollister, MD 65673 herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Gavin T. Conerly and Julie Conerly** whose address is 3214 Garden Walk Birmingham, AL 35242 (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple the following described real estate, situated in **Shelby County, Alabama**, 3214 Garden Walk, Birmingham, AL 35242 to wit:

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

Parcel I:

Lot 48, according to the amended map of Hickory Ridge Subdivision, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama; Mineral and mining rights excepted. Less and except the following: A part of Lot 48, of the amended map of Hickory Ridge as recorded in Map Book 11, Page 79, in the Office of the Judge of Probate of Shelby County, Alabama; described as follows: Begin at the NW corner of said Lot 48, (said corner is also the NE corner of lot One of Woods and Bends, First Sector, as recorded in Map Book 9, Page 69, in the Office of the Judge of Probate of Shelby County); thence run South along the West line of said Lot 48 a distance of 100.20 feet to a point where said line intersects a fence; thence turn left 163°43'51" and run North along said fence line a distance of 81.20 feet to the NE line of said Lot 48; thence turn 63°53'41" and run NW along the NE line of said Lot 48 a distance of 31.82 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II:

A part of Lot One of Woods and Bends, First Sector, as recorded in Map Book 9, Page 69, in the Office of the Judge of Probate of Shelby County, Alabama; described as follows: Commence at the NE corner of said Lot One (said corner is also the NW corner of Lot 48 of the amended map of Hickory Ridge as recorded in Map Book 11, Page 79, in the Office of the Judge of Probate of Shelby County); thence run South along the East line of said Lot One a distance of 100.20 feet to the point where said line intersects a fence and the point of beginning; thence continue last course, a distance of 101.56 feet to the SE corner of said Lot One; thence turn right 111° 15' 19" and run NW along the SW line of said Lot One a distance of 28.56 feet to a fence; thence turn right 85°00'49" and run NE along said fence a distance of 95.02 feet to the point of beginning.

Note: \$ 258,750.⁰⁰ of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

The effective date of this deed is November 25, 2015.

To Have and To Hold to the said grantee, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of the 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 administrator shall warranty and defend the same to the 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 the 20 day of November, 2015

(S E A L) Travis E. Stein
Travis E. Stein

Ashlee B. Stein
Ashlee B. Stein

State of Missouri
Taney County

I, , a notary for said County and in said State, hereby certify that Travis E. Stein and Ashlee B. Stein, whose name 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, they executed the same voluntarily on the day the same bears date.

Jack R. Thompson, Jr., Esq.
Notary Public
Commission Expires: July 7, 2019
Jack R. Thompson, Jr., Esq.
The Law Offices of Jack R. Thompson, Jr. LLC
3500 Colonnade Pkwy, Suite 350
Birmingham, AL 35243
205-443-9027

GARRETT YOUNGBLOOD
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for TANEY COUNTY
My Commission Expires: July 7, 2019
ID. #15636592



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2015 11:16:47 AM
\$46.00 CHERRY
20151201000410220

James W. Fuhrmeister