

This instrument was prepared by:
Marcus Hunt
2870 Old Rocky Ridge Road, Suite 160
Birmingham, AL 35243

Send Tax Notice to:
Michael B. Stevens
3126 Crossings Dr
Birmingham, AL 35242

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

20151217000430540
12/17/2015 11:22:52 AM
DEEDS 1/2

STATE OF ALABAMA)
COUNTY OF JEFFERSON) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Twenty Thousand Five Hundred and No/100--Dollars (\$320,500.00)—Dollars, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Elon W. Maddox, Jr. and wife, Pamela T. Maddox, whose mailing address is:

17 LeLola Lane ; Cropwell, AL 35054

(herein referred to as grantors, do grant, bargain, sell and convey unto

Michael B. Stevens and wife, Anna Stevens, whose mailing address is:
3126 Crossings Dr, Birmingham, AL 35242

(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real property situated in Shelby County, Alabama, the address of 3126 Crossing Dr, Birmingham, AL 35242 to wit:

Lot 86, according to the Survey of Phase Five Caldwell Crossings, 2nd Sector, as recorded in Map Book 32, Page 103 A & B, in the Probate Office of Shelby County, Alabama

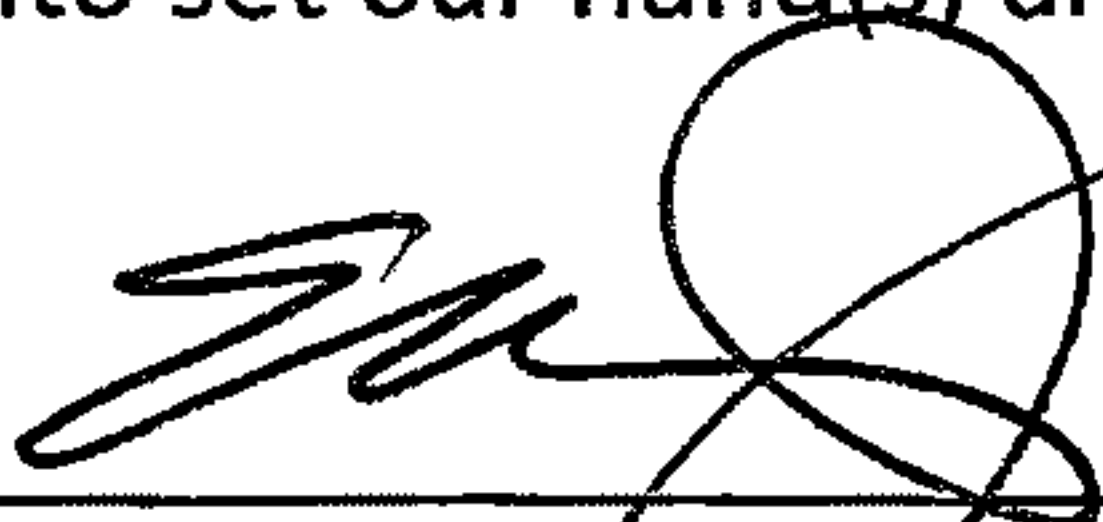
Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

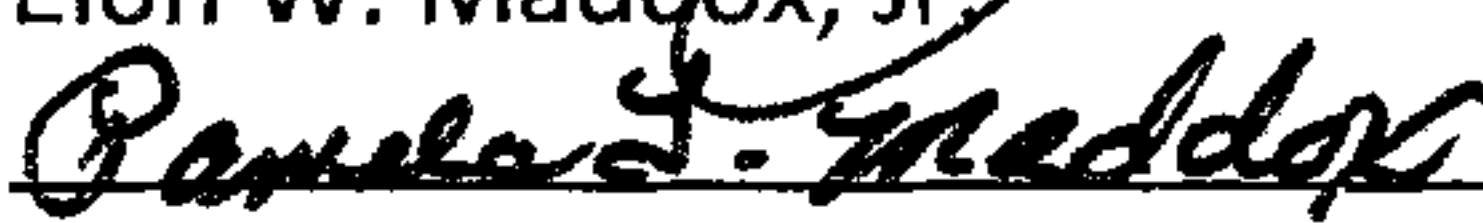
\$304,475.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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.

simple of said premises; and 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 we have hereunto set our hand(s) and seal(s) this 16th day of December, 2015.



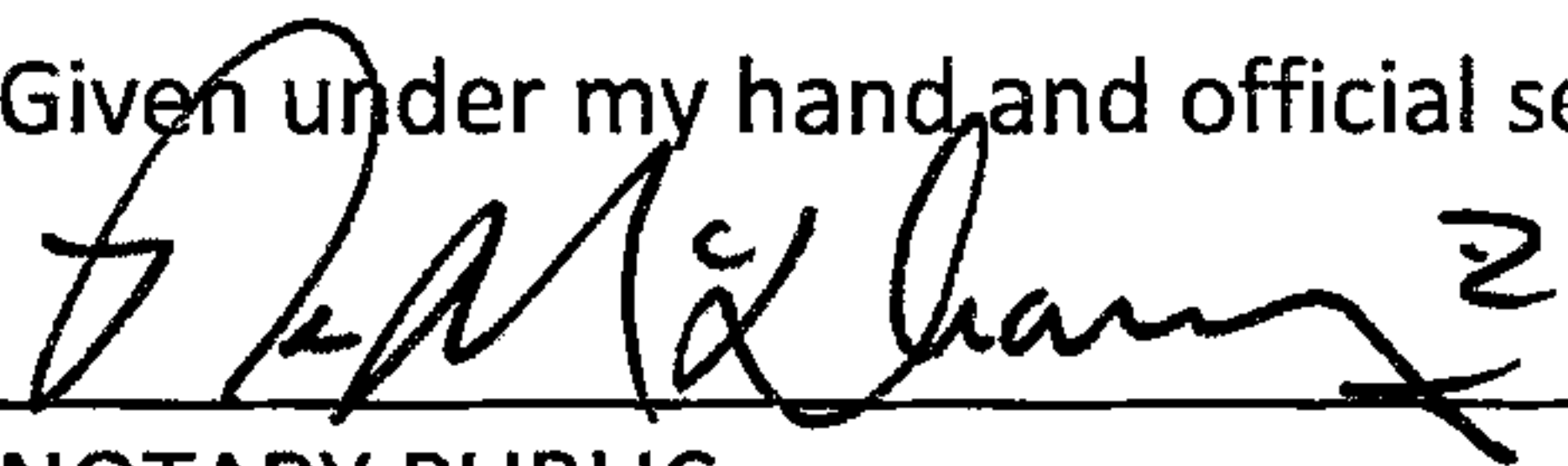
Elon W. Maddox, Jr.


Pamela T. Maddox

STATE OF ALABAMA
COUNTY OF JEFFERSON

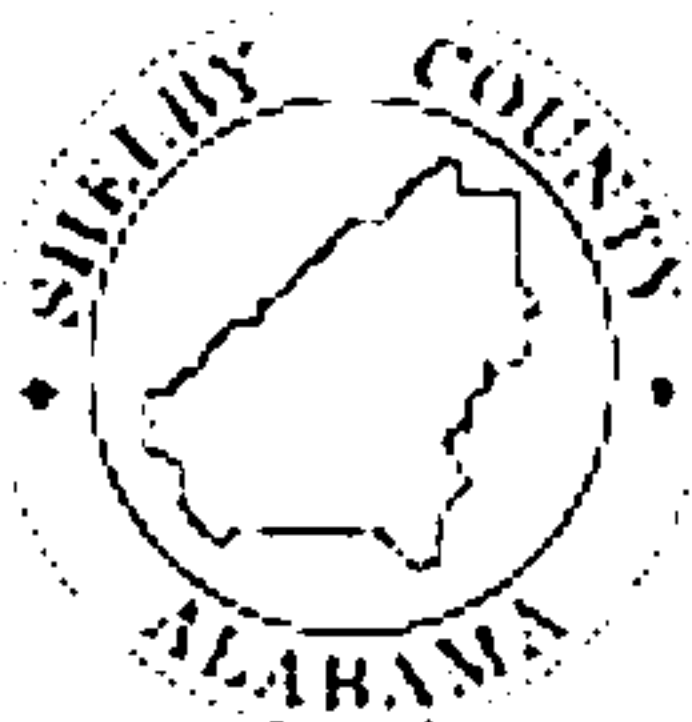
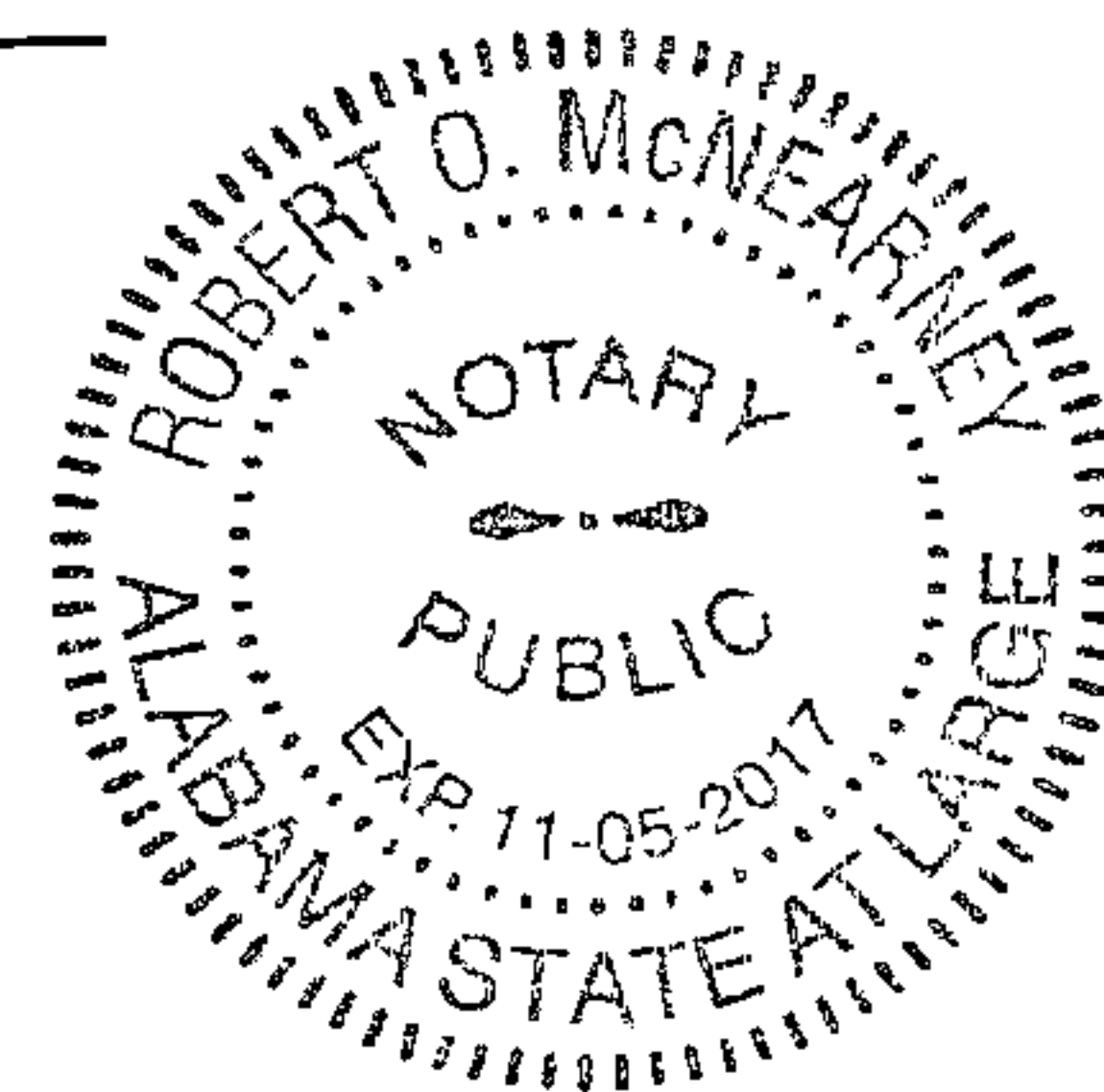
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elon W. Maddox, Jr. and wife, Pamela T. Maddox, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of December, 2015.



NOTARY PUBLIC

My Commission expires: 11/5/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/17/2015 11:22:52 AM
\$33.50 CHERRY
20151217000430540

