This Instrument was Prepared by: Shae Bunn 101 Greenfield Lane Alabaster, AL 35007

Send Tax Notice To: Stephanie M. Sanderson Johnathon H. Walden 101 Greenfield Lane Alabaster, AL 35007

WARRANTY DEED

State of Alabama

Know All Men by These Presents,

Shelby County

That in consideration of the sum of One Hundred Sixty Eight Thousand Dollars and No Cents (\$168,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Shae Bunn, a single woman (herein referred to as grantor), does grant, bargain, sell and convey unto Stephanie M. Sanderson and Johnathon H. Walden (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 22, according to the Survey of Greenfield Sector 1, as recorded in Map Book 15, Page 111, in the Probate Office of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

\$164,957.00 of the consideration herein is derived from a purchase money mortgage 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 served 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, we have hereunto set our hands and seals this 31st day of March, 2016.

State of Alabama

General Acknowledgment

(Seal)

Shelby County

Shae Bunn

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Shae Bunn, a single woman whose names is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of March, 2016.

Notary Public

Jason Ingram My commission Expires July 13th, 2019

Shelby County, AL 04/04/2016 State of Alabama

Deed Tax:\$3.50

Shelby Cnty Judge of Probate, AL 04/04/2016 11:41:49 AM FILED/CERT

1300

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Shae Bunn	Grantee's Name	Stephanie M. Sanderson Johnathon H. Walden
Mailing Address	101 Greenfield Lane	 Mailing Address	101 Greenfield Lane
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Alabaster, 35007 35007		Alabaster, AL 35007
Property Address	101 Greenfield Lane Alabaster, AL 35007	Date of Sale Total Purchase Price or	March 31, 2016 \$168,000.00
		Actual Value	
		Or	
		Assessor's Market Value	······································
one) (Recordation Bill of Sale	of documentary evidence is not re	quired) Appraisal	ng documentary evidence: (check
X Sales Contract Closing Statement		Other	
Closing St	alemeni		
If the conveyance of this form is not re	•	n contains all of the required int	formation referenced above, the filing
		Instructions	
Grantor's name and current mailing add		me of the person or persons co	nveying interest to property and their
Grantee's name an conveyed.	d mailing address - provide the na	me of the person or persons to	whom interest to property is being
Property address -	the physical address of the proper	ty being conveyed, if available.	
Date of Sale - the o	late on which interest to the proper	rty was conveyed.	
Total purchase price the instrument offer	·	rchase of the property, both rea	al and personal, being conveyed by
	ed for record. This may be eviden	, , ,	al and personal, being conveyed by by a licensed appraiser of the
valuation, of the pro		official charged with the respons	market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h).
-	-		document is true and accurate. I nposition of the penalty indicated in
Date <u>March 31, 201</u>	16	Print Shae Bunn	
Unattested		Sign Will	
	(verified by)		Grantee/Owner/Agent) circle one

20160404000107810 2/2 \$20.50 Shelby Cnty Judge of Probate, AL 04/04/2016 11:41:49 AM FILED/CERT