

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.

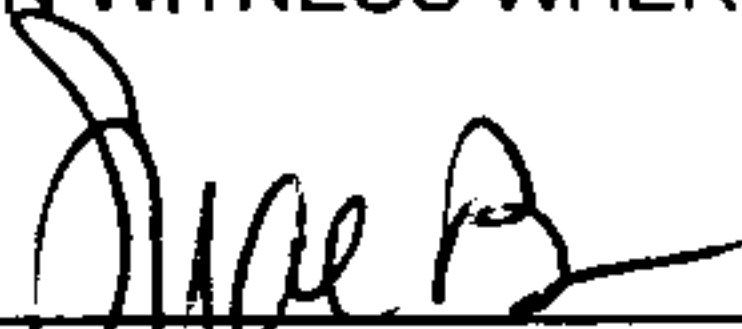
Subject to easements, reservations and restrictions at record.

\$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.



Shae Bunn (Seal)

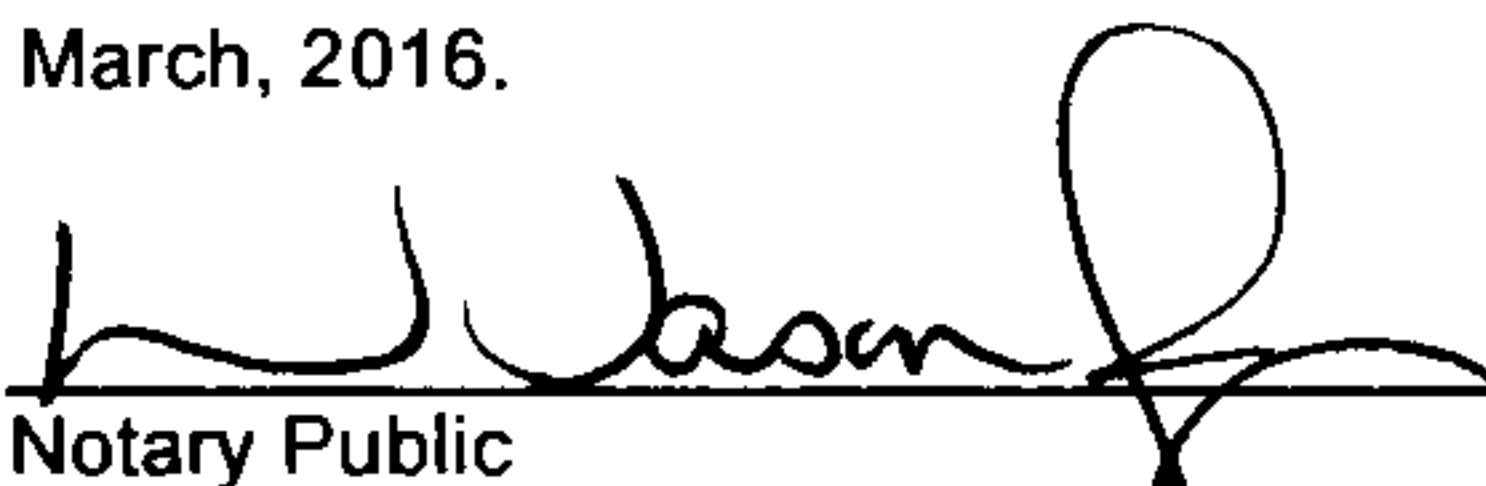
State of Alabama

} General Acknowledgment

Shelby County

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


20160404000107810 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
04/04/2016 11:41:49 AM FILED/CERT

