

Send tax notice to:
BRADFORD DOBBINS
1401 GREYSTONE PARC LANE
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017174

20170411000122070
04/11/2017 12:06:06 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty-Six Thousand and 00/100 Dollars (\$436,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, GENE D. STAGNER and SYLVIA W. STAGNER, HUSBAND AND WIFE **whose mailing address** is: 1060 Dublin Way, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by BRADFORD D. DOBBINS and LESLIE DOBBINS **whose property address** is: 1401 Greystone Parc Lane, Birmingham, AL, 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 68, ACCORDING TO THE SURVEY OF THE PARC AT GREYSTONE, AS RECORDED IN MAP BOOK 32, PAGE 42 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right of way granted to Alabama Power Company recorded in Volume 109. Page 504, Volume 111, Page 403 and Inst. No. 2003-66119.
5. Easement agreement by and between Daniel Realty Company and Greystone Branch LLC recorded in Inst. No. 2002-22977.
6. Restrictions appearing of record in Real 317, Page 260 and Inst. No. 2003-71152.

\$414,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 7th day of April, 2017.

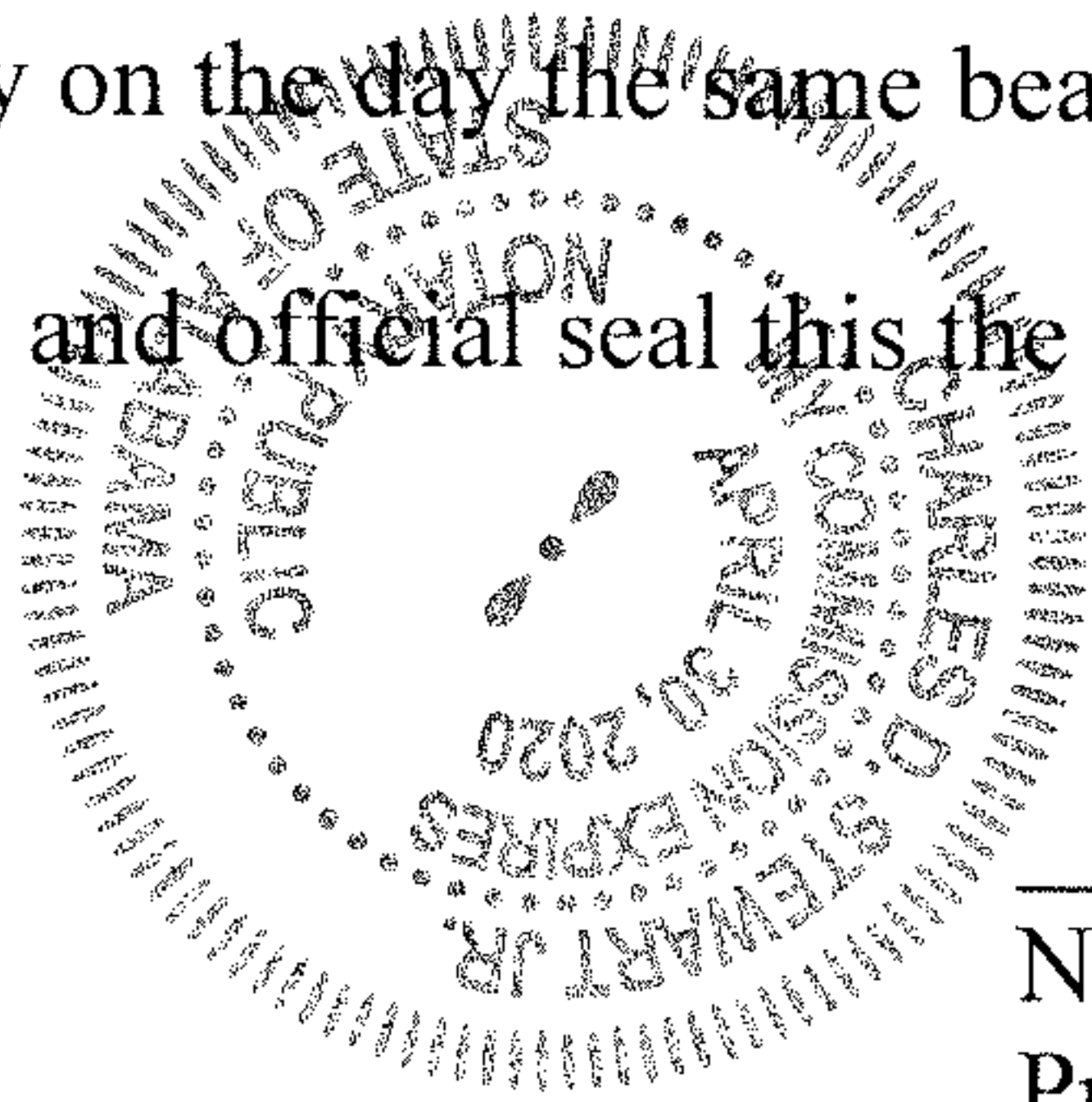

GENE D. STAGNER


SYLVIA W. STAGNER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GENE D. STAGNER and SYLVIA W. STAGNER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of April, 2017.




Notary Public
Print Name: *James D Stewart Jr*
Commission Expires: *4-30-20*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/11/2017 12:06:06 PM
\$40.00 CHERRY
20170411000122070

