

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 178597

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15-1-12-0-000-005.002

Deed Dated 12-20-2017

Assessed Value \$233,800.00 **GENERAL WARRANTY DEED**

1/2 Assessed Value \$116,900.00 Adding Spouse to Title

Lidia Stahl AKA Lidia Maritza Stahl married to **James Stahl AKA James Ashley Stahl**, wife and husband, hereinafter grantor, whose tax-mailing address is **754 HIGHWAY 32, COLUMBIANA, AL 35051**, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **Lidia Maritza Stahl** and **James Ashley Stahl**, wife and husband, as joint tenants with right of survivorship, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, hereinafter grantees, whose tax mailing address is **754 HIGHWAY 32, COLUMBIANA, AL 35051**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Property Address 754 Highway 32 Columbiana, AL 35051
Prior instrument reference: **20160805000279210** recorded on **08/05/2016**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 12-20, 2017:

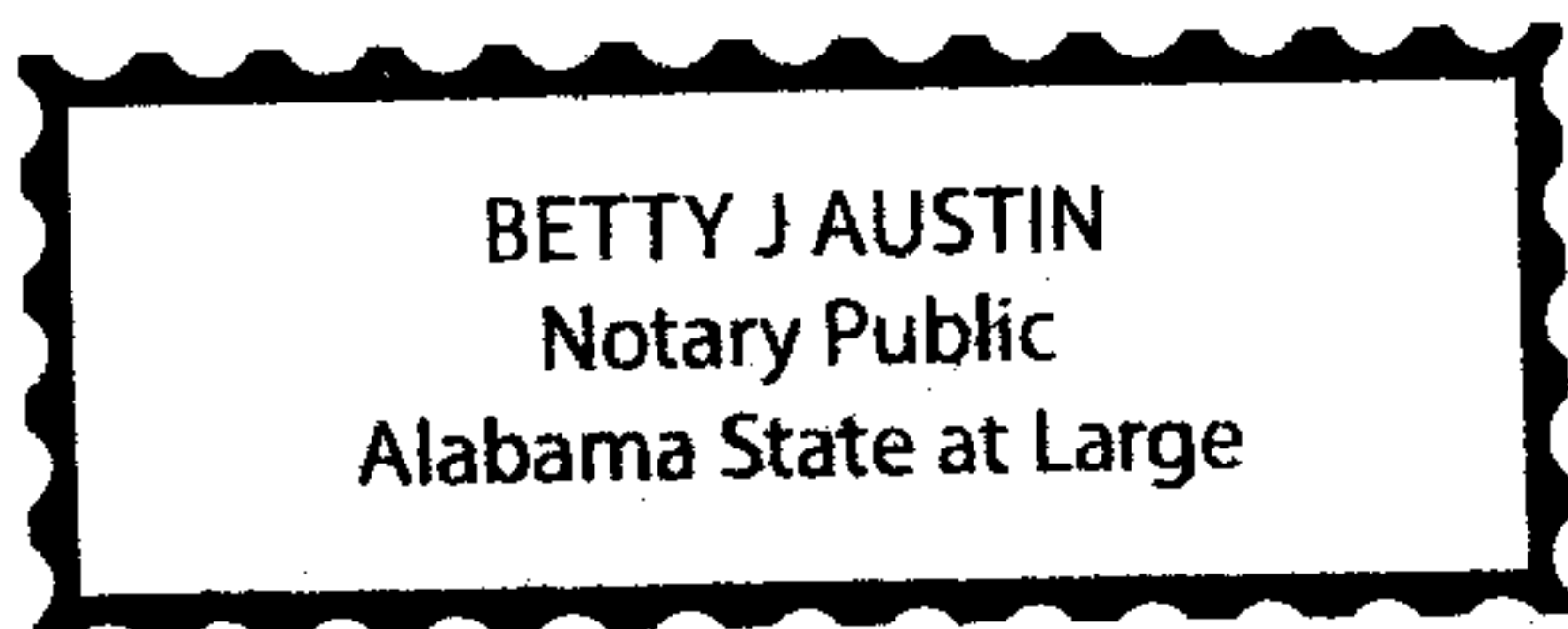
Lidia Stahl AKA Lidia Maritza Stahl
Lidia Stahl AKA Lidia Maritza Stahl

James Stahl AKA James Ashley Stahl
James Stahl AKA James Ashley Stahl

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Lidia Stahl AKA Lidia Maritza Stahl** and **James Stahl AKA James Ashley Stahl** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 20th day of Dec, 2017



Betty J. Austin
Notary Public Betty J. Austin

My Commission Expires
July 10, 2019

**EXHIBIT A
(LEGAL DESCRIPTION)**

The following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit: A part of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 20 South, Range 1 West and described as follows: Commence at the Southwest corner of said 1/4 - 1/4 Section; thence North 89 degrees 25 minutes East along the South line of said 1/4 - 1/4 Section, a distance of 325.57 feet to the point of beginning; thence continue along the last named course, a distance of 191.17 feet; thence North 15 degrees 39 minutes East, a distance of 392.04 feet to the Southern right of way line of Shelby County Road No. 32; said point being on a curve to the left; thence South 87 degrees 05 minutes West along the chord of said curve, a distance of 355.93 feet; thence South 9 degrees 12 minutes East, a distance of 366.07 feet to the point of beginning.

PROPERTY ADDRESS 754 HIGHWAY 32, COLUMBIANA, AL 35051



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/12/2018 03:15:37 PM
\$138.00 CHERRY
20180212000045800

A handwritten signature in black ink, likely of the County Clerk, James W. Fuhrmeister.