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10,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Charles Basil Stano
304 Hwy 223
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that to harmonise our family real estate holdings, and in consideration of love and affection, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Charles B Stano, a married man, of 304 Hwy 223, Montevallo, AL 35115, do grant, bargain, sell, and convey unto **CHARLES BASIL STANO AND WIFE BEVERLY JEAN SNOW STANO**, of 304 Hwy 223 (herein referred to as grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A house and lot located at 304 Hwy 223, Montevallo, AL 35115, more particularly described as:

A part of Lot 7A according to Map and Survey of Certain Land in the NE¼ of §19, Twp 22S, R3W, recorded in Map Book 3, page 49 in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: Commence at a point on the N boundary of said Lot 7A and the E boundary of Brick Yard Road; thence run S along said Road boundary 102 feet to the Point of Beginning of this description; thence continue S along the E boundary of said road 90 feet; thence run E 200 feet; thence run N 90 feet; thence run W 200 feet to the Point of Beginning.

Source of title: A warranty deed from Steve Stano and wife Frances Stano to Charles B Stano, executed 23 October 1973 and recorded at deed book 283, page 748 of the Probate Records of Shelby County Alabama.

Shelby County, AL 02/22/2018
State of Alabama
Deed Tax: \$65.50


20180222000057050 1/2 \$83.50
Shelby Cnty Judge of Probate, AL
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Also all that right, title, and interest in property inherited from Steve Stano, Jr according to a will (item 3) executed 16 June 1980 and probated at book 25, page 032 in 1982.

It is the intent of this instrument to convey all property owned by grantor, whether or not correctly described above.

Charles B Stano and Charles Basil Stano are one and the same person.
The conveyed property forms the homestead of both grantor and grantees.

To have and to hold to the said grantees for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have set my hand and seal, this 12 February 2018.

Witness:

Steve Sears

Charles B Stano (Seal)
Charles B Stano

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **CHARLES B STANO**, whose name is are signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 February 2018.

Steve Sears

My commission expires 19 March 2018

Notary public

20180222000057050 2/2 \$83.50
Shelby Cnty Judge of Probate, AL
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