

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Tifoni P. DeFalco
1107 Hardwood Cove Rd
Birmingham, AL 35242

20180802000274340
08/02/2018 09:12:17 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$105,500.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Ellen Staner/ and Thomas A Staner, III (the "Grantor", whether one or more), whose mailing address is 1183 Greystone Crest, Birmingham, AL 35242, do hereby grant, bargain, sell, and convey unto Tifoni P. DeFalco (the "Grantee", whether one or more), whose mailing address is 1107 Hardwood Cove Rd, Birmingham, AL 35242, the following-described real estate situated in Shelby County, Alabama, the address of which is 1715 Lake Hardwood Drive, Birmingham, AL 35242; to-wit:

SEE ATTACHED EXHIBIT "A"

- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$79,125.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Ellen Staner and Thomas A Staner, III, has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of July, 2018.

This does not constitute the homestead
Property of the Grantors or thier
or thier spouses

Ellen Staner
Ellen Staner
Thomas A Staner, III
Thomas A Staner, III

State of Alabama
County of Jefferson

I, the undersigned, a notary for said County and in said State, hereby certify that Ellen Staner and Thomas A Staner, III , whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 30th of July, 2018.

Notary Public

Commission Expires: 10/31/2020

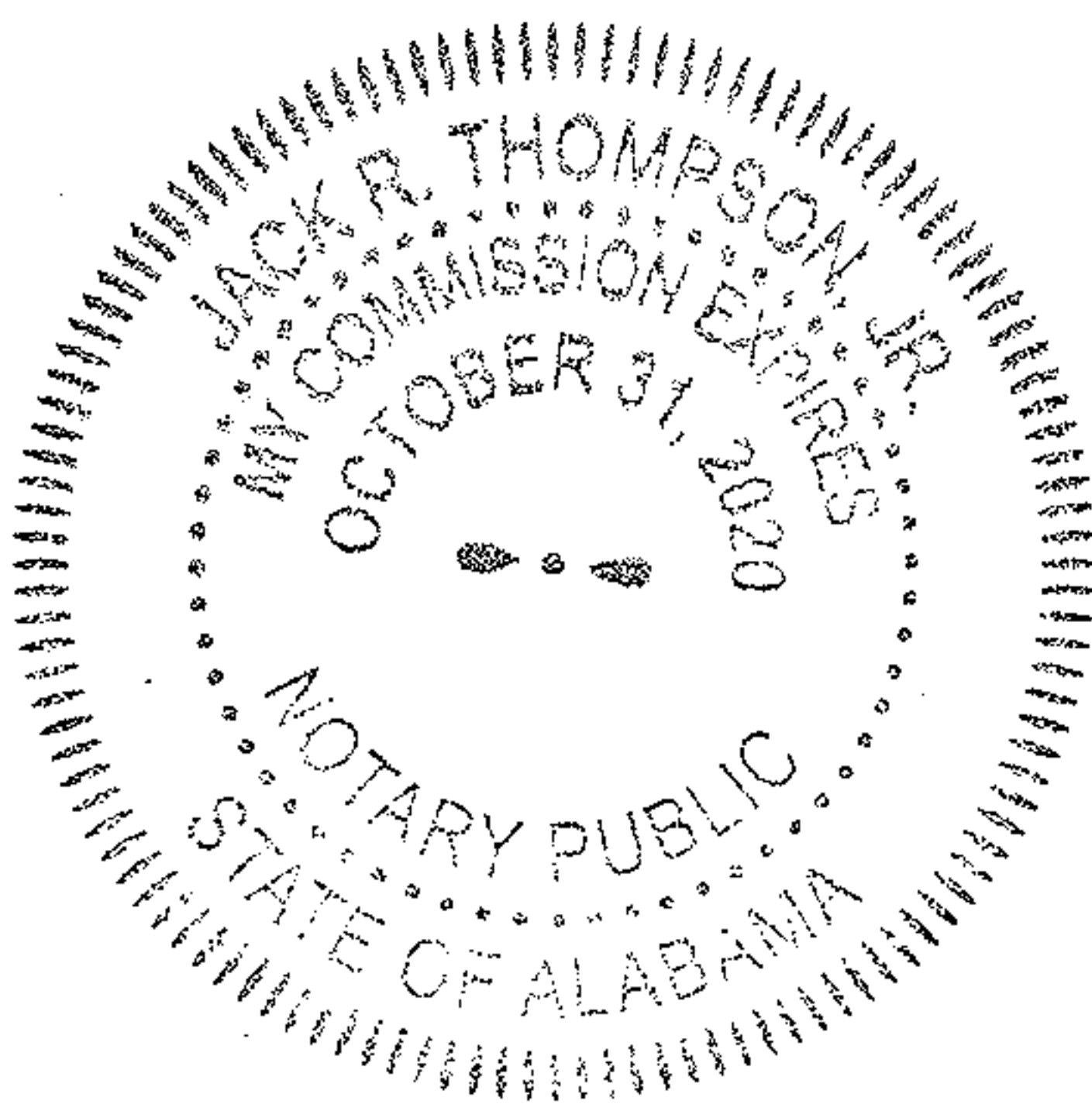
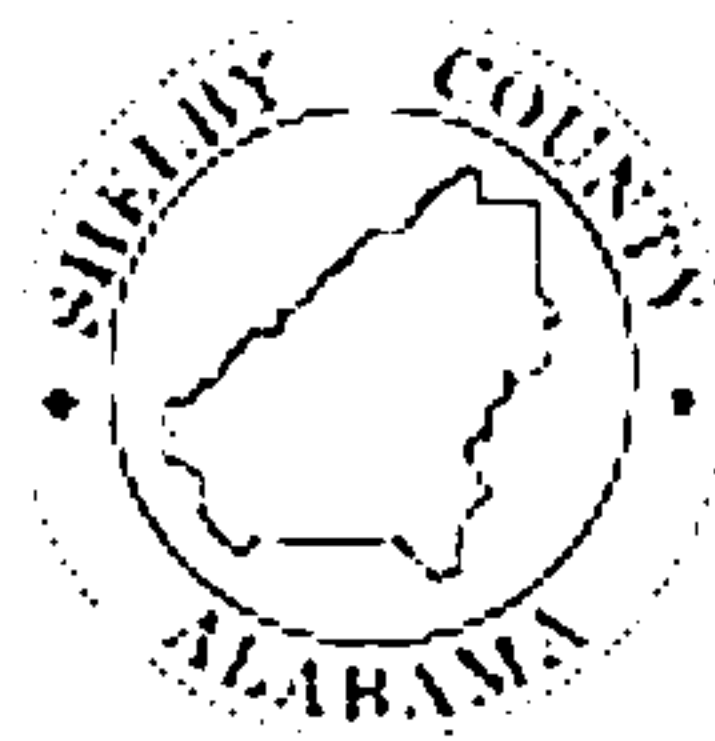


EXHIBIT "A"
Legal Description

Lot 56, according to the Survey of The Cove of Greystone, Phase II, as recorded in Map Book 29, Pahe 136 A & B, in the Probate Office of Shelby County, Alabama.

20180802000274340 08/02/2018 09:12:17 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2018 09:12:17 AM
\$44.50 CHERRY
20180802000274340

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.