

20190612000206090  
06/12/2019 09:08:54 AM  
DEEDS 1/2

**Send tax notice to:**

Stone Point Builders, LLC  
321 Timber Ridge Trail  
Alabaster, AL 35007  
BHM1900386

**This instrument prepared by:**

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
SHELBY COUNTY

**Tax Assessor's Market Value: \$40,600.00**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of No and 00/100 Dollars (\$0.00) in hand paid to the undersigned, Wayne Sanford, a(n) single man, whose mailing address is 1068 Old Zion Loop NAUVOO AL 35578, (hereinafter referred to as "Grantor"), by Stone Point Builders, LLC, whose mailing address is 905 Forestdale Blvd BHAM AL 35214 (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is 321 Timber Ridge Trail, Alabaster, AL 35007, to-wit:

**Lot 213, according to the Survey of Final Plat Forest Ridge Phase 2, as recorded in Map Book 32, Page 62, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

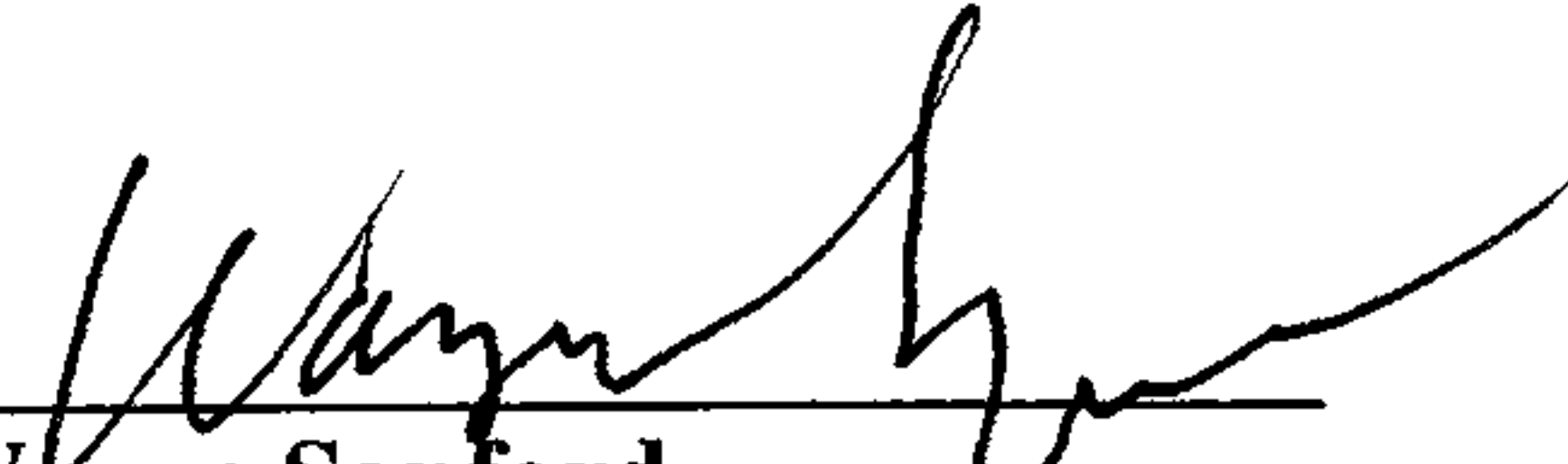
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINERAL AND MINING RIGHTS EXCEPTED.

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 10  
day of June, 2019.

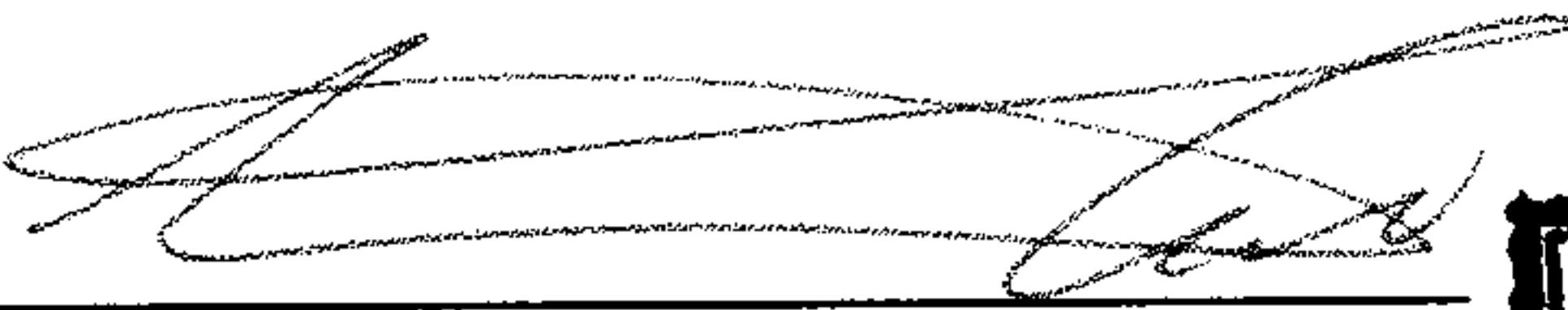
  
Wayne Sanford

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Wayne Sanford**, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 10 day of June, 2019.

(Notary Seal)



Notary Public

Print Name: Matthew T Kidd

Commission Expires: 9-12-22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/12/2019 09:08:54 AM  
\$59.00 CHARITY  
20190612000206090

Allie S. Bayl