

20210127000044440
01/27/2021 10:26:59 AM
DEEDS 1/2

TAX ASSESSOR'S VALUE AND RECORDING TAX BASED ON \$42,000.00

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2000592

WARRANTY DEED

**State of Alabama
County of Shelby**


KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Ten and 00/100 Dollars (\$10.00)**, in hand paid to the undersigned, **Wayne Sanford, an unmarried man**, whose address is 905 Forestdale Blvd., Birmingham, AL 35214 (hereinafter "Grantor", whether one or more), by **Stone Pointe Builders, LLC**, whose address is 905 Forestdale Blvd., Birmingham, AL 35214 (hereinafter "Grantee", whether one or more), 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 318 Timber Ridge Trl, Alabaster, AL 35007**, to-wit:

Lot 207, according to the Survey of Final Plat of Forest Ridge Phase 2, as recorded in Map Book 32, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

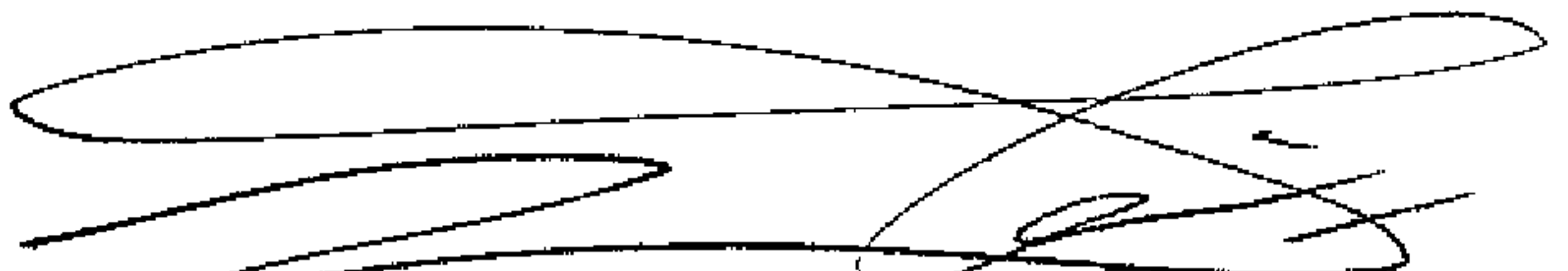
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26th day of January, 2021.

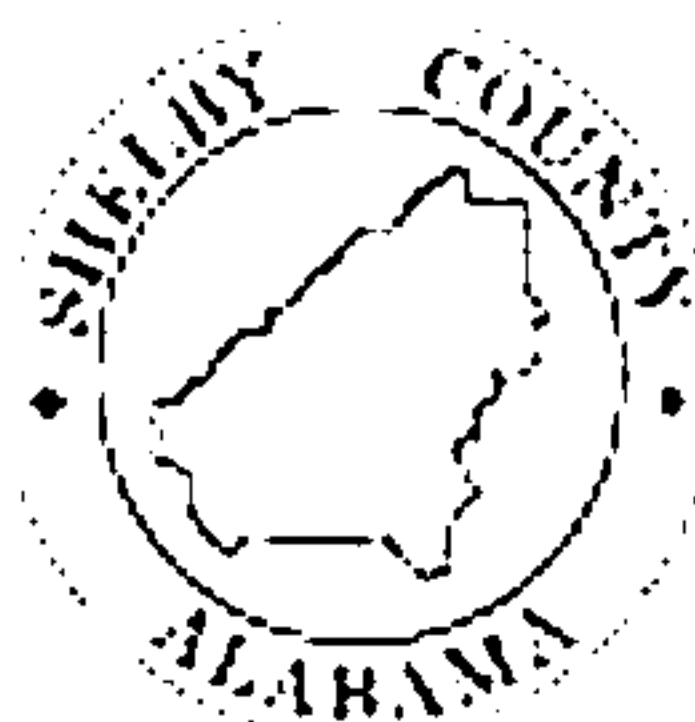

Wayne Sanford

STATE OF ALABAMA
COUNTY OF JEFFERSON

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

Given under my hand and official seal on this 26th day of January, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2021 10:26:59 AM
\$67.00 CHERRY
20210127000044440

Allen S. Bayl