

This instrument was prepared by
J. Dan Taylor/Smyer, White,
Taylor & Putt
600 Title Building
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Michael Lee Wood
211 Meadowgreen Drive
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty Seven Thousand Nine Hundred Dollars & 00/100 (\$47,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kenneth T. Stephens, Sr. and Cassandra Stephens, husband and wife, (herein referred to as grantors), do grant, bargain, sell and convey unto Michael Lee Wood and Gena R. Humphries, (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 17, Block 3, according to the map and survey of Meadowgreen, as recorded in Map Book 6, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, restrictions and rights of way of record.

\$45,500.00 of the purchase price is secured by a first mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals this 8th day of November, 1985.

Deed TAX 2.50
Rec 2.50
Jud 1.00
6.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

NOV 14 AM 10:38

STATE OF ALABAMA)
JEFFERSON COUNTY)

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Kenneth T. Stephens, Sr. and Cassandra Stephens whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of November, 1985.

My Commission Expires:
8-27-86

Kenneth T. Stephens, Sr.
KENNETH T. STEPHENS, SR.
Cassandra L. Stephens
CASSANDRA STEPHENS

[Signature]
NOTARY PUBLIC

BOOK 049 PAGE 71