

This instrument was prepared by

Send Tax Notice To: Judy A. Thomas

(Name) Mary Lynn Campisi

name

2779 Stevens Creek Road

address

Birmingham, Alabama 35244

(Address) 3017 Pump House Road  
Birmingham, Alabama 35243

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND FIVE HUNDRED AND NO/100-----  
----- DOLLARS (\$138,500.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Larry Glenn Stephens and wife, Jo Alice Davis Stephens

(herein referred to as grantors) do grant, bargain, sell and convey unto Judy A. Thomas and Nicholas P. Hartmann

(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 10, Block 3, according to the Map and Survey of Gross' Addition to  
Altadena South, 2nd Phase of 1st Sector, as recorded in Map Book 6, page 17, .  
in the Probate Office of Shelby County, Alabama.

\$124,650.00 of the consideration stated hereinabove was paid from the proceeds  
of a mortgage loan of even date and closed simultaneously herewith.

Subject to ad valorem taxes for 1994 and subsequent years, said taxes being a  
lien but not due and payable until October 1, 1994.

Subject to restrictions, building lines, easements, agreements and right of  
ways as same are filed of record.

Inst # 1994-30502

10/06/1994-30502  
01:25 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 23.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention  
of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees  
herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not  
survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs  
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted  
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hand(s) and seal(s), this 28th  
day of September, 19 94.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Larry Glenn Stephens (Seal)  
Larry Glenn Stephens

Jo Alice Davis Stephens (Seal)  
Jo Alice Davis Stephens

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that  
Larry Glenn Stephens and wife, Jo Alice Davis Stephens  
whose name(s) 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 28th day of September, A.D., 1994

~~My Commission Expires: 6/16/95~~

My Commission Expires: 6/16/95

Mary G. Campisi  
Notary Public