

SEND TAX NOTICE TO:

Nathan S. Stamps and
Michele K. Stamps

249 Camellia Street
Harpersville, AL 35078

This instrument was prepared by

(Name) Mitchell A. Spears, Attorney at Law

(Address) P. O. Box 119, Montevallo, AL 35115

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of NINE THOUSAND and 00/100, (\$9,000.00) -----DOLLARS

to the undersigned grantor, **MERCHANTS & PLANTERS BANK** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

NATHAN S. STAMPS and wife, MICHELE K. STAMPS

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY COUNTY, ALABAMA**, to wit:

Lot 21, according to the Amended Map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 16, page 41 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1996 and subsequent years.
Mineral and mining rights are not insured.
Any loss, claim, damage or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Easement to Water Works Board of Montevallo as recorded in Deed Book 274, Page 666 in Probate Office of Shelby County, Alabama.

Permits to Alabama Power Company recorded in Real Book 210, Page 424 and Real Book 210, page 425 in Probate Office.

Restrictions as recorded in Real Book 339, Page 410 in Probate Office.

7.5 foot utility easement across the West side of said lot and 15 foot sanitary sewer easement across South side of said lot as shown on recorded map.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEEES HEREIN, ON EVEN DATE HERewith, IN FAVOR OF MERCHANTS & PLANTERS BANK, IN THE SUM OF \$7,200.00.

12/17/1996-41504
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 10.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **J. P. Kelly**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of December 19 96

ATTEST:

MERCHANTS & PLANTERS BANK

By [Signature]
J. P. Kelly, President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority
State, hereby certify that **J. P. Kelly** a Notary Public in and for said County is said
whose name as President of **MERCHANTS & PLANTERS BANK**
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 13th day of December 19 96

[Signature]
Notary Public

Inst # 1996-41504