

SEND TAX NOTICE TO:

Mike and Jeninne Poe
814 Meriweather Drive
Calera, Alabama 35040

[Space Above This Line for Recording Data]

Inst # 2001-16262

04/25/2001-16262
02:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
23.50
002 MB

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Ninety-three Thousand Five Hundred and 00/100s Dollars (\$93,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Sweeney Homebuilders, Inc., an Alabama Corporation.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jeninne Poe and Jean M. Poe.** (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 28, according to the Final Plat of Meriweather, Sector 3, as recorded in Map Book 26, Page 103 in the Office of the Judge of Probate, Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the year 2001, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record.

\$84,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does, for itself, its successors and assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17 day of April, 2001.

Sweeney Homebuilders, Inc.

By [Signature]
Its Pres

STATE OF ALABAMA,

Jefferson County ss:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward R. Sweeney, Jr. whose name as President of **Sweeney Home Builders, Inc.**, An Alabama 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 this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

WITNESS my hand and official seal in the county and state aforesaid this the 19th day of April, 2001.

My Commission Expires: 10/31/04


Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Kracke, Thompson & Ellis, P.C.
808 29th Street South, Suite 300
Birmingham, Alabama 35205

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