

This instrument was prepared by

Send Tax Notice To: Richard G. Stroup
name
2500 Westminster Circle
address
Birmingham, Alabama 35242

(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Forty-Five Thousand and no/100-----(\$245,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James P. Sumners and wife, Donna Sumners
(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard G. Stroup and Susan W. Stroup
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

\$ 220,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

James P. Sumners is one and the same person as James Paul Sumners

Donna Sumners is one and the same person as Donna Sumners ~~last 9 months~~ **07/10/2001-28515**

07/10/2001-28515
09:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 38.50

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 27th day of June, ~~25~~ 2001.

(Seal) James P. Sumners (Seal)

(Seal) Donna Sumners (Seal)

(Seal) Donna Sumners (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James P. Sumners and Donna Sumners 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 27th day of June A.D., 19 2001.

William H. Halbrooks
William H. Halbrooks Notary Public

EXHIBIT "A"

Lot 25, Meadowridge, as recorded in Map Volume 11 on Page 40 A & B, in the Office of the Judge of Probate, Shelby County, Alabama, less and except the following described property:

Begin at the Northwest corner of said Lot 25, said point being the common corner between Lot 25 and 26; thence run in a Southeasterly direction along the North line of said Lot 25 and also along the South line of said Lot 26 for a distance of 223.81 feet to the Northeast corner of said Lot 25; thence turn an angle to the right of 98 degrees 16 minutes 43 seconds and run in a Southwesterly direction along the Southeast line of said Lot 25 and also along the Northwest line of Lot 10, Windsor Estates, as recorded in Map Book 9, on Page 132 A and B, in the Office of the Judge Probate, Shelby County, Alabama, for a distance of 14.80 feet to the Southwest corner of said Lot 10; thence turn an angle to the right of 84 degrees 45 minutes 05 seconds and run in a Northwesterly direction for a distance of 222.07 feet to a point on a curve which is concave to the Northwest having a central angle of 3 degrees 01 minutes 48 seconds and a radius of 55.00 feet, said point being on the Southeast right of way of Westminster Circle; thence run in a Northerly direction along the arc of said curve and also along said Westminster Circle for a distance of 2.91 feet to the point of beginning.

Inst # 2001-28515

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