



970

american title insurance company

2118 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
 Suite 820 Independence Plaza
 (Address) Birmingham, AL 35209

SEND TAX NOTICE:

Sterling Thomas Stoops
 4549 Old Caldwell Mill Road
 Birmingham, AL 35243

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty One Thousand and no/100----- DOLLARS
 And the assumption of the mortgage herein:

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 V. Stephen Rotondi and wife, Audrey M. Rotondi

(herein referred to as grantors) do grant, bargain, sell and convey unto

Sterling Thomas Stoops and Susan J. Stoops

(herein referred to as GRANTEES) for and during their joint lives 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 8-A, according to the Map of Altadena Park Resurvey
 as recorded in Map Book 5, page 111, in the Probate Office of Shelby
 County, Alabama.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantee herein expressly assumes
 and promise to pay that certain mortgage to Birmingham Federal
 Savings & Loan Association as recorded in Mortgage Book 384, page
 872, in said Probate Office according to the terms and conditions
 of said mortgage and the indebtedness thereby secured.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
 then to the survivor 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 X (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
 their heirs and assigns, that I X (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
 unless otherwise noted above; that X (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 10th
 day of May 1984

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

1984 MAY 21 AM 9:15

Judge of Probate

Deed tax 31.00
 Rec 1.50
 Fed 1.00
 33.50

V. Stephen Rotondi

V. S. Rotondi

V. Stephen Rotondi
 Audrey M. Rotondi

Audrey M. Rotondi

STATE OF ALABAMA
 JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that V. Stephen Rotondi and wife, Audrey M. Rotondi
 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 10th day of May A. D. 1984

B. T. 1

Notary Public.