

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 513 North 21st Street, B'ham, Alabama 35203

Shelby County
Matters. Alvin Sunday
1417 King George Dr
Alabama, AL.
35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Three Thousand One Hundred Fifty and NO/100 (63,150.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Carlos L. Krumdieck and Jeannette Krumdieck, husband and wife and Jeannette Krumdieck
as attorney in fact for Rudolph Schmarsow and Rosemarie Schmarsow

(herein referred to as grantors) do grant, bargain, sell and convey unto
Alvin Sunday and Rhonda Sunday, husband and wife, and Henry Smith and L. Z. Smith, Jr.,
successively in survivorship

(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 30, according to Kingwood as recorded in Map Book 6, page 40 in the
Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

Subject to ad valorem taxes for the current tax year.

Ad valorem taxes for the current tax year.

\$10,500.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith

RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	<u>53.00</u>
Mineral Tax	_____
Recording Fee	<u>2.50</u>
Index Fee	<u>7.00</u>
TOTAL	\$ <u>58.50</u>

BOOK 001 PAGE 09
STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
See Reg. BK 001-10
1984 SEP -4 AM 8:33

Thomas L. Foster, Jr.
JUDGE OF PROBATE

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 10th
day of August, 19 84

WITNESSES

Rudolph Schmarsow & Rosemarie Schmarsow (Seal)

Carlos L. Krumdieck (Seal)
Carlos L. Krumdieck

BY Jeannette Krumdieck Their Attorney in fact. Jeannette Krumdieck (Seal)
Jeannette Krumdieck their attorney in fact fact. Jeannette Krumdieck (Seal)

STATE OF ALABAMA

General Acknowledgment

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Carlos L. Krumdieck and Jeannette Krumdieck, husband and wife and Jeannette
Krumdieck as Attorney in fact for Rudolph Schmarsow and Rosemarie Schmarsow
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, individually and Jeannette Krumdieck in her capacity as attorney in fact

Given under my hand and official seal this 10th day of August, A. D., 19 84