

Send Tax Notice To: Kent Edward Toomey

(Name) LARRY L. HALCOMB

(Address) 8812 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 36206

name
4948 Meadowbrook Road

address
Birmingham, Al 35243

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of One hundred forty five thousand and no/100 (145,000.00) **DOLLARS**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles J. Stegman, a single man

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

Kent Edward Toomey and Donna Blair Toomey

Kent Edward Toomey and Donna Blair Toomey
(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 7, according to the survey of Meadow Brook, Third Sector, as recorded in Map Book 7, page 66 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1986, if any.

Subject to restrictions, easements and building lines of record.

Charles J. Stegman is the surviving grantee of deed recorded in Deed Book 354 page 66, Probate Office of Shelby County, Alabama; The other grantee, Mary Ann Stegman having died on or about January 21, 1986.

\$90,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this 21st

day of August, 1986.

WITNESS:

SISTE OF ALA SHELBY CO.

I CERTIFY THIS

INSTRUMENT 1124 (Seal)

(Seal)

2.50

1986 AUG 25 PM 12:45 (Seal)

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5830

_____ (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

Larry L. Halcomb _____, a Notary Public in and for said County, in said State,

I, Charles J. Stegman, a single man
hereby certify that _____

hereby certify that _____
whose name _____ 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 _____ executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 21st day of August

A. D. 19 86

Larry L. Halcomb

Notary Public