

This instrument was prepared by 1728
(Name) JAMES R. MONCUS, JR.
(Address) 1586 Montgomery Highway
Birmingham, AL 35216

Send Tax Notice To: SAMUEL D. STOOKSBERRY
1809 Smoketree Lane
Alabaster, AL 35007
address

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 Fifty-Eight Thousand and No/100 (\$58,000.00) - - - - - DOLLARS

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

William Frank Buchanan, a single man

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

Samuel D. Stooksberry and Martha A. Stooksberry

(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 29, according to the Survey of Navajo Pines as recorded in Map Book 5, page 108 in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights-of-way of record.

(58,900.00) of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

William Frank Buchanan is the surviving Grantee in that certain deed recorded in Volume 340, page 446; the said Vera Kathleen Williams having died on or about February 20, 1984.

BOOK 111 PAGE 541
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1987 JAN 26 AM 9:14
Thomas A. Stooksberry, Jr.
JUDGE OF PROBATE

1. Deed Tax \$
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50

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, I have hereunto set my hand(s) and seal(s), this 16th day of January, 19 87.

WITNESS:

(Seal)

(Seal)

(Seal)

William Frank Buchanan (Seal)

(Seal)

(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 William Frank Buchanan, a single man 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 16th day of January A. D., 19 87

[Signature]
Notary Public.