

This instrument was prepared by  
(Name) Dale Corley  
(Address) 2100 Southbridge Pkwy., Suite 650  
Birmingham, AL 35209

2700  
4.00  
5.00  
3.50  
Send Tax Notice To: Brian Thor Sutowski  
name Sonia A. Sutowski  
2614 Buttewoods Drive  
address Birmingham, AL 3524

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 One Hundred Twenty Seven Thousand and no/100 DOLLAR

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

Boyd T. Schellhaas and wife, Kathleen M. Schellhaas  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Brian Thor Sutowski and Sonia A. Sutowski

(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 Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, Page 1, in the Probate Office of Shelby County, Alabama.

Subject to all Shelby Co. taxes, easements, and restrictions, if any, of record.  
I CERTIFY THIS INSTRUMENT WAS FILED:

89 OCT -2 AM 9:28

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

\$100,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith

|                        |    |       |
|------------------------|----|-------|
| 1. Deed Tax            | \$ | 27.00 |
| 2. Recording Fee       | \$ | 2.50  |
| 3. Notary Fee          | \$ | 3.00  |
| 4. No Tax Fee          | \$ |       |
| 5. Certified Stamp Fee | \$ | 1.00  |
| Total                  | \$ | 33.50 |

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 18<sup>th</sup> day of JANUARY, 19 89

WITNESS:

X George A. Schweitzer (Seal)  
X John B. Mithen (Seal)

Boyd T. Schellhaas (Seal)  
Boyd T. Schellhaas  
Kathleen M. Schellhaas (Seal)  
Kathleen M. Schellhaas (Seal)

STATE OF ~~ALABAMA~~ LOUISIANA  
ORLEANS COUNTY PARISH

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Boyd T. Schellhaas and wife, Kathleen M. Schellhaas 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 18<sup>th</sup> day of JANUARY, A. D., 19 89

Donald By Design  
Notary Public.