

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, Al. 35216

Send Tax Notice To: Joseph L. calvert  
name

2024 Diane Lane  
address

Alabaster, Al. 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of SEVENTY FIVE THOUSAND AND 00/100 (\$75,000.00) DOLLARS

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

KIRK J. STERLEY, and wife, CAROL L. STERLEY

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

JOSEPH L. CALVERT, and wife, LORIE W. CALVERT

(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 25, according to the map and survey of Scottsdale, Second Addition, as recorded in Map Book 7, page 118, in the Probate Office of Shelby County, Alabama.

\$ 76,033.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.

NO TAX COLLECTED

1. Deed Tax	---
2. Mfg. Tax	---
3. Recording Fee	---
4. Indexing Fee	---
5. Notary Fee	---
6. Certified Fee	---
Total	---

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 2nd

day of January, 1991

WITNESS:

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

91 JAN -4 AM 10:59

JUDGE OF PROBATE

KIRK J. STERLEY

CAROL L. STERLEY

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, J. Dan Taylor, a Notary Public in and for said County, in said State,

hereby certify that KIRK J. STERLEY, and wife, CAROL L. STERLEY  
whose name 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 2nd day of January, A. D., 1990

J. Dan Taylor

Notary Public