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THIS INSTRUMENT WAS PREPARED BY:
Donald E. Blankenship, Esquire
GORHAM, WALDREP, STEWART, KENDRICK,
BRYANT, BATTLE & ALFANO, P.C.
2101 6th Avenue North, Suite 700
Birmingham, Alabama 35203
(205) 254-3216

SEND TAX NOTICE TO:
John P. & Karen E. Stough
5265 Meadow Garden Lane
Birmingham, Alabama 35242

WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

BOOK 353 PAGE 949
That in consideration of ONE HUNDRED TWENTY THOUSAND AND NO/ 100, (\$120,000.00) DOLLARS, in hand paid to the undersigned, DALE A. LeCROY, an unmarried man and KAREN D. LeCROY, an unmarried woman, (hereinafter referred to as "GRANTORS"), by JOHN P. STOUGH and wife, KAREN E. STOUGH, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 19, Block 1 according to the Survey of Sunny Meadows, Phase Two as recorded in Map Book 8, Page 19 A & B in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1991.
2. 35 foot building line as shown by recorded map.
3. 10 foot easement rear and 7.5 foot easement North as shown by recorded map.
4. Restrictions as recorded in Misc. 36, Page 881 in the Probate Office of Shelby County, Alabama.

\$96,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 15th day of July, 1991.

WITNESS:

_____(SEAL)

Dale A. LeCroy (SEAL)
DALE A. LeCROY

_____(SEAL)

Karen D. LeCroy (SEAL)
KAREN D. LeCROY

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DALE A. LeCROY, an unmarried man and KAREN D. LeCROY, an unmarried woman, 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 15th day of July, 1991.

John D. LeCroy
NOTARY PUBLIC

My commission expires:

My Commission Expires February 20, 1993

1	Notary Fee	24.00
2	Notary Seal	5.00
3	Notary Commission	5.00
4	Notary Journal	1.00
5	Notary Stamp	1.00
6	Notary Certificate	1.00
7	Notary Affidavit	1.00
8	Notary Acknowledgment	1.00
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100	Notary Receipt	1.00

STATE OF ALA. SHELBY C.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 JUL 17 AM 11:21

JUDGE OF PROBATE