

This instrument prepared by:
John N. Randolph, Attorney
Strote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice To:
Donald P. Kelly, III
Amy E. Powers
3152 Sunny Meadows Lane
Birmingham, Alabama 35242

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of One Hundred Twenty-Two Thousand and 00/100'S *** (\$122,000.00) Dollars to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Roger C. Strobe, unmarried and Sharon C. Strobe, unmarried** (herein referred to as grantors) do grant, bargain, sell and convey unto **Donald P. Kelly, III and Amy E. Powers** (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 17, in Block 4, according to the survey of Sunny Meadows, as recorded in Map Book 8, pages 18 A, B, and C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year which grantors herein assume and agree to pay.
2. Building setback line of 35 feet reserved from Sunny Meadows Lane as shown by plat.
3. Public utility easements as shown by recorded plat, including 7.5 feet along Northeasterly side and 12.5 feet along Northwesterly side.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 36 page 881 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 134 page 514; Deed Book 173 page 192; and Deed Book 139 page 128 in Probate Office.
6. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 328 page 128 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 37 page 22 and covenants pertaining thereto recorded in Misc. Book 37 page 21 in Probate Office.

\$115,900.00 of the purchase price recited above 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 28th of February, 1992.


1. Deed Tax	\$ 6.50
2. Mig. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$13.00

I CERTIFY THIS
INSTRUMENT WAS FILED

92 MAR -4 AM 10:46

JUDGE OF PROBATE


Roger C. Strobe (Seal)


Sharon C. Strobe (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger C. Strobe, unmarried and Sharon C. Strobe, unmarried, 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 28th day of February, 1992.


Notary Public
AFFIX SEAL