

SEND TAX NOTICE TO:

(Name) James E. Kirkwood

(Address) 1204 Willow Creek Place
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Courtney Mason & Associates

(Address) 100 concourse Parkway Suite 350, Birmingham, Alabama 35244

Form 1-1-3 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS, \$3,900.00

That in consideration of THREE THOUSAND NINE HUNDRED AND NO/100THS DOLLARS

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

Michael D. Stroyan and wife, Laurie L. Stroyan

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

James E. Kirkwood and wife, Sharon D. Kirkwood

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 87, according to the survey of Willow Creek, Phase II, as recorded in Map Book 9, Page 102 A&B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

GRANTEEES HEREIN JOINTLY AND SEVERALLY HEREBY ASSUME AND COVENANT TO PERFORM ALL THE TERMS AND CONDITIONS OF THE OBLIGATIONS SET FORTH IN THAT CERTAIN PROMISSORY NOTE EXECUTED BY MICHAEL D. STROYAN AND WIFE, LAURIE L. STROYAN AND DELIVERED TO LIBERTY MORTGAGE CORPORATION, RECORDED IN REAL BOOK 301, PAGE 715 AND ASSIGNED TO BARCLAYS AMERICAN MORTGAGE CORPORATION, RECORDED IN REAL BOOK 301, PAGE 721 IN THE AMOUNT OF \$93,000.00 DATED July 20, 1990, AND THAT CERTAIN MORTGAGE, SECURING SAID PROMISSORY NOTE OF EVEN DATE THEREWITH, IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE, INCLUDING, BUT NOT LIMITED TO, THE OBLIGATIONS TO REPAY THE DEBT.

Inst # 1992-20079

09/15/1992-20079
10:19 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 NJS 10.58

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 GRANTEEES, 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 GRANTEEES, 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 September day of 19 92.

WITNESS:

Cynthia L. Good (Seal)
Mary Burnett (Seal)

(Seal)

X Michael D. Stroyan (Seal)
Michael D. Stroyan
X Laurie L. Stroyan (Seal)
Laurie L. Stroyan

(Seal)

STATE OF ALABAMA

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael E. Stroyan and wife, Laurie L. Stroyan 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 their executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September A.D., 19 92

DAVID K. FIEDLER
Notary Public, St. Clair Co., Mich.
My commission expires May 19, 1993

David K. Fiedler
Notary Public.