

SEND TAX NOTICE TO:

(Name) Brian C. Stroud
Jennifer L. Stroud
(Address) 5221 Logan Drive
Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209

10-1-12-0-009-010

Form TITLE 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixteen Thousand and 00/100

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Milton Keith Cornelius and wife, Jean Werner Cornelius

(herein referred to as grantors) do grant, bargain, sell and convey unto
Brian C. Stroud and Jennifer L. Stroud

(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 8, Block 10, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama.

ALSO: An easement for ingress and egress to the extent that the driveway from Lot 8, Block 10 Broken Bow South as recorded in Map Volume 11, on Page 82 encroaches onto Lot 9, Block 10 Broken Bow South as recorded in Map Volume 161, Page 570, in Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1992 which are a lien but are not due and payable until October 1, 1992.

Existing easements, restrictions, set-back lines, limitations, of record.

\$104,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

10/08/1992-22875
04:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 11th day of September, 1992.

WITNESS:

Frank P. Balle (Seal)

Milton Keith Cornelius (Seal)

Cathy Mann (Seal)

Jean Werner Cornelius (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Milton Keith Cornelius and wife, Jean Werner Cornelius 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 11 day of Sept A. D., 1992
Notary Public

MY COMMISSION EXPIRES 12-7-92

10/08/1992-22875
04:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE