

SEND TAX NOTICE TO:

(Name) Stephen J. Bartek, III
 Mary Jane Bartek
 (Address) 5400 Sunrise Drive
 Birmingham, AL 35242

10-6-14-0-003-005

This instrument was prepared by

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

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 Thirty Thousand Five Hundred and 00/100----- DOLLARS

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

Rodney R. Kremer and wife, Charla S. Kremer

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

Stephen J. Bartek, III and Mary Jane Bartek

(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 5, according to the Map and Survey of Sunny Meadows, 3rd Sector, as recorded in Map Book 9, Page 91 A & B, in the Probate Office of 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.

\$117,450.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-23173
 10/12/1992-23173
 02:59 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DDA MCD 20.08

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 14th day of September, 19 92.

WITNESS:

Barbara Jones (Seal)
 DeLois G. Sterling (Seal)
 Mary Alexander (Seal)

Rodney R. Kremer (Seal)
 Rodney R. Kremer (Seal)
 Charla S. Kremer (Seal)
 Charla S. Kremer (Seal)

STATE OF ALABAMA

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rodney R. Kremer and wife, Charla S. Kremer whose name s 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 14th day of September, A. D., 19 92

MY COMMISSION EXPIRES APRIL 1, 1993

Notary Public.

Return To:
 Cortey, Moncus & Ward, P.C.
 2100 SouthBridge Parkway
 Suite 650
 Birmingham, AL 35209