

This instrument was prepared by

Send Tax Notice To: Gerald A. Stovall, Jr.
name

(Name) HOLLIMAN, SHOCKLEY, & KELLY, ATTYS.
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of ONE HUNDRED FIFTY EIGHT THOUSAND AND NO/100 (\$158,000.00) DOLLARS

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

BERNICE B. CARTER, an unmarried woman

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

GERALD A. STOVALL, JR. and wife, BECKY STOVALL

(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 No. 5, Brookstone, a Registered Subdivision of Mussy Brook Farms, the map of which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4 page 53.

SUBJECT TO:

1. Taxes for the year 1993 and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants, and conditions of record, if any.

\$125,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property conveyed herein does not constitute the homestead of the Grantor.

06/04/1993-16048
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 8.50

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, I have hereunto set my hand(s) and seal(s), this 4th

day of May, 19 93.

WITNESS:

Mavis G. Later (Seal)
Jay C. Steed (Seal)

(Seal)

Bernice B. Carter (Seal)
BERNICE B. CARTER

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that BERNICE B. CARTER, an unmarried woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May A. D., 19 93

Sue W. Thomas
Notary Public.