

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

Send Tax Notice to:
Craig T. Clement
Robyn N. Clement
138 Carriage Drive
Maylene, Alabama 35114

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Ninety-One Thousand Five Hundred and 00/100'S *** (\$91,500.00) Dollars** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Frank E. Stack and wife, Cheryl F. Stack** (herein referred to as grantors) do grant, bargain, sell and convey unto **Craig T. Clement and Robyn N. Clement** (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 13, according to the Map of Carriage Hill Phase II, as recorded in Map Book 13, Page 129 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 35 foot minimum building line South as shown by recorded plat.
3. 10 foot easement North for public utilities, sanitary sewers, storm sewers and storm ditches as shown by recorded plat.
4. 15 foot easement Southwest corner for public utilities, sanitary sewers, storm sewers and storm ditches as shown by recorded plat.
5. Restrictions as shown by recorded plat.
6. Restrictions appearing of record in Real 262, page 22, in the Probate Office of Shelby County, Alabama.
7. Right of way to Alabama Power Company as set forth in Deed Book 105, page 252; Deed Book 105, page 253; Deed Book 119, page 456 and Deed Book 142, page 85, as recorded in the Probate Office of Shelby County, Alabama.
8. Right of way to Alabama Power Company and Southern Bell Telephone & Telegraph Company as set forth in Real 273, page 230, in the Probate Office of Shelby County, Alabama.

\$81,900.00 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 23rd of March, 1994.


(Seal)
Frank E. Stack


(Seal)
Cheryl F. Stack

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank E. Stack and wife, Cheryl F. Stack 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 23rd day of March, 1994.

04/01/1994-10669
12:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 KCD 18.50

Inst # 1994-10669