

Karen K. Stephenson



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) STONE, PATTON, KIERCE & FREEMAN  
(Address) 118 North 18th Street  
Bessemer, Alabama 35020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

17,500.00

SHELBY COUNTY

That in consideration of ONE AND NO/100----- DOLLARS

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

KAREN K. STEPHENSON, a Single Woman

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

KAREN K. STEPHENSON and DONALD KEITH STEPHENSON

(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-A, according to the amended survey of the Ridge at Meadowbrook, First Sector, as recorded in Map Book 14, Page 92, in the Office of the Judge of Probate of Shelby County, Alabama.

MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT to mortgage to FIRST FEDERAL SAVINGS BANK, dated 2-28-94, of record in Inst. 1994, Page 07696, in the Probate Office of Shelby County, Alabama.

Inst # 1994-32831

11/03/1994-32831  
10:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 26.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 28th

day of October, 19 94

WITNESS:

\_\_\_\_\_  
(Seal) Karen K. Stephenson (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

General Acknowledgment

\_\_\_\_\_  
COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Karen K. Stephenson  
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 28th day of October, A.D., 19 94

MY COMMISSION EXPIRES: 11/3/96

Brenda R. Titus

Notary Public

16826-4661 # 1501

STONE, PATTON, KIERCE & FREEMAN  
POST OFFICE BOX 237  
BESSEMER, ALABAMA 35021