

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
STAN B. LEVINE  
MARY NELL LEVINE  
1161 Lake Forest Circle  
Birmingham, AL 35244  
Inst # 1995-10811

STATE OF ALABAMA}  
COUNTY OF SHELBY}  
AND  
COUNTY OF JEFFERSON}

04/26/1995-10811  
09:25 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, we, STAN B. LEVINE and wife, MARY NELL LEVINE, (herein referred to as grantors) do grant, bargain, sell, and convey unto STAN B. LEVINE and MARY NELL LEVINE (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 56, according to the Survey of Fourth Addition, Riverchase Country Club Residential Subdivision, as recorded in Map Book 115, Page 99, Birmingham Division and in Map Book 21, Page 8, Bessemer Division of the Probate Office of Jefferson County, Alabama, and Map Book 7, Page 85, of the Probate Office of Shelby County, Alabama.

Said Property being situated in both Jefferson and Shelby Counties.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, building lines, and limitations of record.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 12th day of April, 1995.

  
STAN B. LEVINE

  
MARY NELL LEVINE

STATE OF ALABAMA}  
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that STAN B. LEVINE and wife, MARY NELL LEVINE, 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 12th day of April, 1995.

  
Notary Public

My Commission Expires: 5/29/95