

28,900

## WARRANTY DEED--JOINT TENANCY

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notice to:

James L Sullivan  
240 Jones Road  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of twenty-eight thousand nine hundred dollars, of which twenty-five thousand, four hundred dollars is the proceeds of a mortgage and note executed simultaneously herewith, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, James Carl Stanley and wife Virginia Stanley, of 305 Co Road 772, Montevallo, AL 35115, do grant, bargain, sell, and convey unto James L Sullivan and wife Cynthia R-Sullivan, of 240 Jones Road, Montevallo, AL 35115, (herein referred to as grantees) for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A trailer and lot located at 240 Jones Road, Montevallo, AL 35115 more particularly described as: Commence at the NW corner of §27, Twp 22S, R3W, and run E 940.34 feet; thence SW 210.27 feet to the point of beginning: Thence W 210 feet; thence S 210 Feet; thence E 210 feet; thence N 210 feet to the point of beginning, all located in §27, Twp 22S, R3W and consisting of 1.01 acres.

Subject to a mortgage and note in favor of Mortgage Investors, Inc.

Source of title: An instrument recorded in deed book 268, page 699 of the Shelby County Probate records in July of 1971; and an instrument recorded in Real Book 357, page 374 of the Shelby County Probate records on 29 July 1991.

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SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 14.50

Inst # 1996-00792

The conveyed property forms no part of nor adjoins the homestead of any grantor herein. Each grantor possesses other property which does serve as homestead.

To have and to hold to the said grantees for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 set our hands and seals, this 05 January 1996.

Witness:

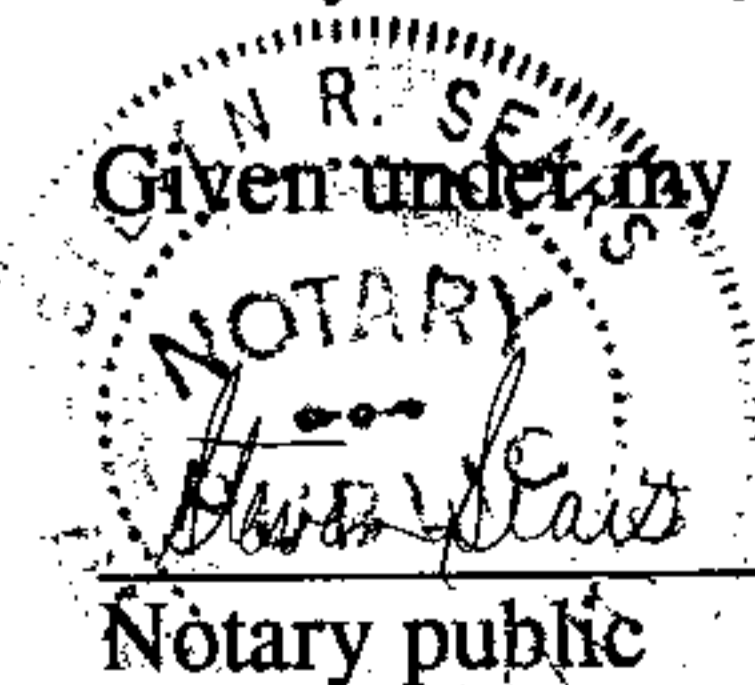
Steven Seaw

James Carl Stanley (Seal)  
James Carl Stanley

Virginia Stanley (Seal)  
Virginia Stanley

I, the undersigned notary public for the State of Alabama at Large, hereby certify that James Carl Stanley and wife Virginia Stanley, whose names are signed to the foregoing conveyance, and who are (made) 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 05 January 1996.



My Notarial Commission expires March 7, 1997 792

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