

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

SEND TAX NOTICE TO:
William M. Stewart, Jr.
Mary Carol Stewart
3564 Chippenham Drive
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

Warranty Deed/ITWBOS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Fifty-One Thousand Five Hundred Dollars and No/100's---(\$251,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we WAYNE LYLE GRUNEWALD and wife, MARY JANE GRUNEWALD, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto William M. Stewart, Jr. and Mary Carol Stewart (herein referred to as GRANTEES) ~~as joint tenants with right of survivorship~~, the following described real estate, situated in SHELBY County, Alabama:

Lot 30, according to the survey of Brook Highland, First Sector, as recorded in Map Book 12, Page 62 A & B, in the Probate Office of Shelby County, Alabama.

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.

\$65,000.00 of the purchase price recited above was paid from 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, ~~holding the premises in fee simple and this conveyance shall create the joint tenancy hereby created in severed and undivided shares during the joint lives of the grantors hereinto the grantors hereby survive the other the entire interest in the premises shall pass to the surviving grantor and if one does not survive the other then the heirs and assigns of the grantor hereinto shall take the premises 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, I/we have hereto set my/our hand(s) and seal(s), this the 14 day of Sept, 1995.

Wayne Lyle Grunewald
WAYNE LYLE GRUNEWALD

Mary Jane Grunewald
MARY JANE GRUNEWALD

Inst # 1996-11734

04/11/1996-11734
08:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 197.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1996-11734

STATE OF Georgia
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WAYNE LYLE GRUNEWALD, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of Sept, 1995.

Karlson
Notary Public

My Commission Expires Notary Public, Cobb County, Georgia.
My Commission Expires January 24, 1996.

AFFIX SEAL

STATE OF Georgia
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MARY JANE GRUNEWALD, 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 14th day of Sept, 1995.

Karlson
Notary Public

My Commission Expires Notary Public, Cobb County, Georgia.
My Commission Expires January 24, 1996.

AFFIX SEAL

Inst # 1996-11734

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