



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

SEND TAX NOTICE:
Jeffery R. Schultz
124 Stratford Circle
Pelham, Alabama 35124

(Name) Martin, Drummond & Woosley, P.C.

(Address) 2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY-FOUR THOUSAND FIVE HUNDRED DOLLARS NO/100****DOLLARS

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

Douglas E. FitzRandolph and wife, Sherilyn K. FitzRandolph

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

Jeffery R. Schultz and Erin K. Mangan-Schultz

(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 31, according to the Survey of Stratford Place, Phase V, as recorded in Map Book 15, page 81, in the Probate Office of Shelby County, Alabama.

\$ 121,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

Inst # 1997-17803

06/06/1997-17803
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 24.50

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, We have hereunto set OUR hand(s) and seal(s), this 3rd

day of June, 19 97

WITNESS:

(Seal)

Sherilyn K. FitzRandolph

(Seal)

Douglas E. FitzRandolph

(Seal)

By: Sherilyn K. FitzRandolph, His Attorney in Fact

(Seal)

Sherilyn K. FitzRandolph

(Seal)

Sherilyn K. FitzRandolph

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Hubert E. Rawson, Jr., a Notary Public in and for said County, in said State,

hereby certify that Sherilyn K. FitzRandolph, married

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 3rd day of May, A.D. 19 97

SEE OVER FOR ADDITIONAL ACKNOWLEDGEMENT

5/6/01

Hubert E. Rawson, Jr.

Notary Public

Inst # 1997-17803

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that Sherilyn K. FitzRandolph, whose name as Attorney in Fact for Douglas E. FitzRandolph, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the conveyance, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal of office this 3rd day June, 1997.

My Commission expires:

5/6/01


Notary Public

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