

This instrument was prepared by:

(Name) **STEWART & ASSOCIATES, P.C.**
(Address) **3800 Colonnade Parkway, Suite 650**
Birmingham, AL 35243

Send Tax Notice to:

(Name) **JON BARRY DUNCAN**
(Address) **114 Wild Flower Trail**
Alabaster, AL 35007**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**STATE OF ALABAMA
JEFFERSON

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **NINETY FOUR THOUSAND AND NO/100 (\$94,000.00)** DOLLARS

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

STEPHEN F. RANELLI AND TRACI COOK RANELLI, husband and wife
(herein referred to as grantors), do grant, bargain, sell and convey unto**JON BARRY DUNCAN and PATRICIA A. DUNCAN**

(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 23, ACCORDING TO THE AMENDED MAP OF THE MEADOWS, PLAT I, AS RECORDED
IN MAP BOOK 19, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA:
BEING SITUATED IN SHELBY COUNTY, ALABAMA.****SUBJECT, to any and all restrictions, easements and rights-of-way of record
affecting said property, if any.****\$89,300.00 of the purchase price herein is from the proceeds of a purchase
money mortgage, executed this date and to be recorded simultaneously
herewith.**

Inst # 1997-18106

06/09/1997-18106
03:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 13.50

Inst # 1997-18106

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 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 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)

(Seal)

(Seal)

STEPHEN F. RANELLI (Seal)


TRACI COOK RANELLI (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON County } General AcknowledgmentI, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that STEPHEN F. RANELLI & TRACI COOK RANELLI, husband and wife, 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 3rd day of June, 19 97

MY COMMISSION EXPIRES OCTOBER 27, 1997

My Commission Expires:



Notary Public