

SEND TAX NOTICE TO:

(Name) William Kevin Fitzgerald

(Address) 2036 Shagbark Rd.
Birmingham, AL 35244

This instrument was prepared by

(Name) Charles L. Sparks

(Address) Suite 950, 3000 Riverchase Galleria

FM No. ATC 27 Rev. 5/82 Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY-TWO THOUSAND FIVE HUNDRED & NO/100 DOLLARS
(152,500.00)

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

James G. Stevens and wife, Deborah Yolande Stevens

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

William Kevin Fitzgerald and wife, Tracy Calandro Fitzgerald

(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 809, according to the Survey of Fifteenth Addition to Riverchase Country Club, as recorded in Map Book 8, page 168, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for 1996-1997.

Subject to all recorded restrictions, covenants, rights of way, easements, mineral and mining rights, and all other restrictions recorded for record in the Probate Court of Shelby County of Alabama.

Inst # 1997-25750

08/13/1997-25750
12:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 161.00

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 ~~we~~ (we) do for myself (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 8th

day of August, 1997

WITNESS:

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

[Signature] (Seal)
James G. Stevens (Seal)
Deborah Yolande Stevens (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James G. Stevens and Deborah Yolande Stevens 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, A.D., 1997

[Signature]
Notary Public
2-6-99

Inst # 1997-25750