

SEND TAX NOTICE TO:

Mr. & Mrs. Mark Stedwell  
264 Walden Court  
Montevallo, AL 35115

Inst # 1998-11641

Prepared by:

Morris J. Princiotta, Jr.  
Attorney at Law  
2100-C Rocky Ridge Road  
Birmingham, Alabama 35216

STATE OF ALABAMA:

JEFFERSON COUNTY:

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TEN AND NO/100...(\$10.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, **MANLEY B. CARRELL, JR., A Married Man, and CINDY C. STEDWELL and husband, MARK STEDWELL** (herein referred to as grantors), do grant, bargain, sell and convey unto **MARK STEDWELL and CINDY C. STEDWELL** (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 2, according to the Survey of Walden, as recorded in Map Book 8, Page 48, in the Probate Office of Shelby County, Alabama.**

Subject to:

1. Property taxes for 1998 and subsequent years, not yet due and payable.
2. Easements, Building lines, Restrictions, and Covenants of record.

**The above described property is not the homestead property of the grantor, Manley B. Carrell, Jr., or of his spouse.**

**The undersigned grantor, Cindy C. Stedwell, is one and the same person as Cindy C. Carrell, one of the grantees in that certain deed recorded in Shelby County, Alabama, Inst. # 1993-21947.**

**The entire value received above was paid from a first 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; 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 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.

04/02/1998-11641  
10:18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 13.00

And 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 hereunto set our hands and seals, this 23rd day of March, 1998.

 (Seal)  
MANLEY B. CARRELL, JR.

 (Seal)  
CINDY C. STEDWELL

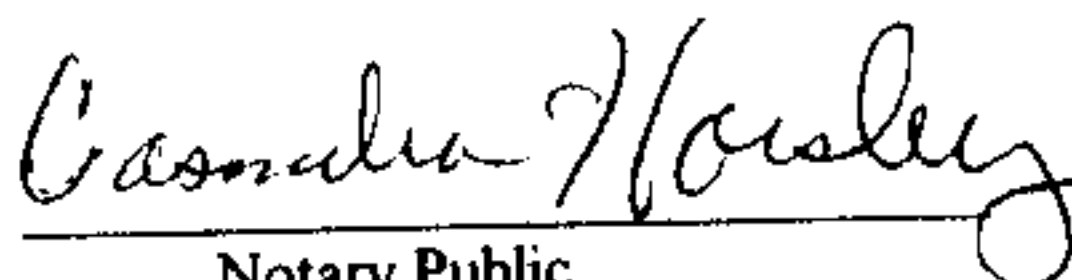
 (Seal)  
MARK STEDWELL

STATE OF ALABAMA:

WINSTON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MANLEY B. CARRELL, JR., A Married Man**, 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 23RD day of March, 1998.

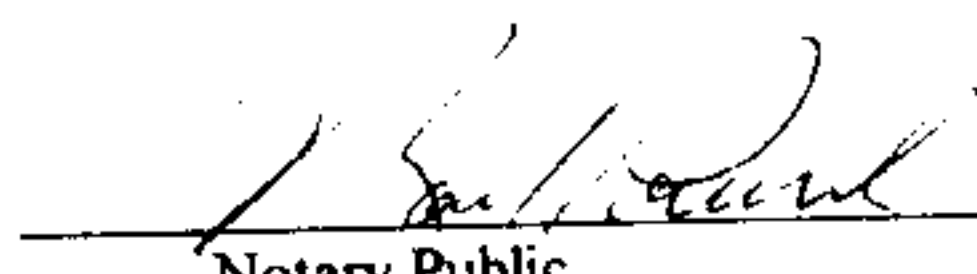
  
Notary Public  
My Commission Expires: 4-22-98

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CINDY C. STEDWELL and husband, MARK STEDWELL**, 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 23rd day of March, 1998.

  
Notary Public  
My Commission Expires: 4-22-98

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