

This document prepared by:
John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Ronald C. & Tammy M. Stokes
4733 Sandpiper Lane
Birmingham, Alabama 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

Inst # 1999-18334
05/03/1999-18334
11:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MS 20.00

That in consideration of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, MARK ALAN WESSON and MELISSA ANN WESSON, husband and wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RONALD CURT STOKES and TAMMY M. STOKES (herein referred to as GRANTEES), as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama:

Lot 30, according to the Survey of Sandpiper Trail Subdivision, Sector I, as recorded in Map Book 12, Page 43, in the Probate Office of Shelby County, Alabama.

One Hundred Seventy One Thousand and 00/100 Dollars (\$171,000.00) of the consideration is from a purchase money first mortgage recorded simultaneously with the Deed conveying the subject property.

Melissa Ann Wesson and Melissa N. Wesson are one and the same person.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executor and administrator covenant with 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, and 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.

Dated this the 22nd day of April, 1999.



GRANTOR: MARK ALAN WESSON




GRANTOR: MELISSA ANN WESSON

STATE OF ALABAMA)
SHELBY COUNTY)

I, John A. Gant, a Notary Public in and for said County, in said State, hereby certify that MARK ALAN WESSON and MELISSA ANN WESSON, 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 the 22nd day of April, 1999.


NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/2001

Inst # 1999-18334

05/03/1999-18334

11:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HWS 20.00