

Please Send Tax Notice to:
Jack & Christine Scebra
6562 Quail Run Drive
Hoover, AL 35244

STATE OF ALABAMA)

WARRANT DEED

SHELBY COUNTY)

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One hundred ninety one thousand Dollars and NO/100 (\$191,000.00) Dollars and other good and valuable consideration to the undersigned, Harvey A. Schneider and wife Lynne E. Schneider, herein referred to as Grantor, in hand paid by Jack Scebra and wife Christine Scebra herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, all of their current interest, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Quail Run Phase 2, Lot 39, Blk 000, S29, T19S, R02W, MB007, PG113

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and his heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 30 day of

April, 1999.


Harvey A. Schneider


Lynne E. Schneider

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Harvey A. Schneider and wife Lynne E. Schneider whose names re signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of April, 1999.


NOTARY PUBLIC

My Commission Expires: 2/18/01

This document prepared by:
Mitchell & Graham P.C., Attorneys at Law
2700 Highway 280 East Suite 101 W
Birmingham, Alabama 35223

Inst # 1999-18803

05/05/1999-18803
11:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NNB 47.50