

SEND TAX NOTICE TO:

Mr. & Mrs. Marcus Wayne Sterling
1344 Hillwood Drive
Alabaster, AL 35007

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 **SEVENTY-FOUR THOUSAND, AND NO/100.....(\$74,000.00) Dollars,** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **MARY GLASGOW, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HELEN MARIE BAKER, DECEASED, PROBATE CASE NO. 38-81** (herein referred to as grantor), do grant, bargain, sell and convey unto **MARCUS WAYNE STERLING and KRISTI STERLING** (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 20, in Block 3, according to the Survey of George's Subdivision of Keystone, Sector Three, as recorded in Map Book 4, Page 33, in the Probate Office of SHELBY County, Alabama.

Subject to:

1. Property taxes for 1999 and subsequent years, not yet due and payable
2. 10 foot easement on rear of lot as shown on recorded map
3. Restrictions as shown on recorded map
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto

\$73,364.00 of the purchase price received above was paid from a first purchase money 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.

Inst # 1999-32445

08/03/1999-32445

11:09 AM CERTIFIED

SHELBY COUNTY CLERK OF PROBATE

11:09

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 30th day of July, 1999.

Mary Glasgow (Seal)
MARY GLASGOW, AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF HELEN MARIE BAKER,
DECEASED, PROBATE CASE NO. 38-81

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY GLASGOW, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HELEN MARIE BAKER, DECEASED, PROBATE CASE NO. 38-81, 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, she, in her aforesaid capacity as personal representative, executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 30th day of July, 1999

[Signature]
Notary Public
My Commission Expires: 11/5/99

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SHELBY COUNTY JUDGE OF PROBATE

002 MMS 12.00