SEND TAX NOTICE TO:
Michael L. Juneau
#3 The Oaks Circle
Hoover, Albama 35244

This instrument was prepared by
Frank Steele Jones
Sexton, Cullen & Jones, P.C.
3021 Lorna Road, Suite 310
Birmingham, Alabama 35216

Inst # 1999-47165

11/18/1999-47165
08:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCS 224.00

WARRANTY DEED

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty Five Thousand Five Hundred and No/100 Dollars ($225,500.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Robert Leroy Stewart, and wife Barbara Sewell Stewart** (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **Michael L. Juneau, and wife Lynda M. Juneau** (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, together with an undivided interest 1/43 interest in Lot 44, (Common Area) according to the Map of The Oaks, as recorded in Map Book 10, page 89, in the Probate Office of Shelby County, Alabama.
LESS AND EXCEPT: Any portion of subject property lying within the Cahaba River.

Mineral and mining rights excepted.

Subject to ad valorem taxes for the year 2000, and subsequent years, easements, restrictions, covenants, rights of and limitations of record.

$100,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, as joint owners with right of survivorship, their heirs and assigns forever

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 **10th** day of **November, 1999**.

Robert Leroy Stewart (Seal)
Robert Leroy Stewart

Barbara Sewell Stewart
Barbara Sewell Stewart

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Robert Leroy Stewart, and wife Barbara Sewell Stewart**, whose name(s) 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 as their act on the day the same bears date.

Given under my hand and official seal this **10th** day of **November, 1999**.

Notary Public
My Commission Expires: **3/14/03**

ATTY FILE NO#: 99-1398-182
LOAN NO#: 271010-143