

Michael Sampsell
Mercedes Sampsell
8327 Highway 51
Sterrett, Alabama 35147

This instrument was prepared by

C. Stephen Trimmier
2737 Highland Avenue South
Birmingham, Alabama 35205

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY

That in consideration of **Sixty Thousand (\$60,000.00) Dollars**

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I

James R. Rossi, a single man

(herein referred to as grantors), do grant, bargain, sell and convey unto

Michael Sampsell and wife Mercedes Sampsell

(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 1, according to the survey of Stinson Estate, Lot 1 and Lot 2, as recorded in Map Book 24 Page 36 in the Probate Office of Shelby County, Alabama.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I have hereunto set my hand(s) and seal(s), this 28th day of **October** 1999

_____(Seal)

James R. Rossi (Seal)
James R. Rossi

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

the undersigned
James R. Rossi, a single man

a Notary Public in and for said County, in said State, hereby certify that

whose name(s) 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 28th day of **October** A.D. 1999

My Commission Expires: 6-18-02

Paul H. Hill
Notary Public