

SEND TAX NOTICES TO:

Douglas C. Royal
Erika A. Shinholster
1046 Wyndham Lane
Helena, AL 36060

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Thousand Seven Hundred Fifty and No/100 Dollars (\$100,750.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **BRIAN STOCKARD & WIFE, SHANNON STOCKARD** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **DOUGLAS C. ROYAL & ERIKA A. SHINHOLSTER**, (herein referred to as "Grantee"), as joint tenants with rights of survivorship, their interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 80, according to the Survey of Wyndham, Wilkerson Sector, as recorded in Map Book 22, Page 143, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record, taxes for 2000 and subsequent years not yet due and payable.

Subject to the terms and conditions of that certain mortgage from Brian Stockard and wife, Shannon Stockard, to Synovus Mortgage Corp. in the original amount of \$93,098.00 dated 1-30-98 and recorded in Instrument Number 1998-3836, said mortgage assigned to Countrywide Home Loans, Inc. in Instrument Number 1998-14539. Balance owing on said mortgage on this date of transfer is \$90,767.33.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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.

AND THE GRANTOR does for their heirs and executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs and executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 28th day of April, 2000.


(GRANTOR) Brian Stockard


(GRANTOR) Shannon Stockard

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian Stockard & Shannon Stockard, whose names are signed to the foregoing instrument, and who is 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 28th day of April, 2000.


NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 05/11/01

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244

Inst # 2000-14283
03/02/2000-14283
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NRG 18.50