

SEND TAX NOTICE TO:

Mr. & Mrs. Troy B. Shirley
112 Cambridge Pointe
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 **ONE HUNDRED AND EIGHT THOUSAND, FIVE HUNDRED AND NO/100.....(\$108,500.00)** Dollars, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **ROXANNE JUROVICH MATTINGLY** and husband, **QUINTIN C. MATTINGLY**, and **GERALDINE JUROVICH**, A Married Woman (herein referred to as grantors), do grant, bargain, sell and convey unto **WENDY R. SHIRLEY** and **TROY B. SHIRLEY** (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 4, according to the Survey of Cambridge Pointe, First Sector, as recorded in Map Book 17, Page 59 in the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Property taxes for 2000 and subsequent years, not yet due and payable.
2. Setback lines, easements, rights-of-way, covenants, conditions and restrictions of record.

The undersigned grantor, **ROXANNE JUROVICH MATTINGLY**, is one and the same person as **ROXANNE JUROVICH**.

The above described property is not the homestead property of the grantor, **GERALDINE JUROVICH**, or of her spouse.

\$103,975.00 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.

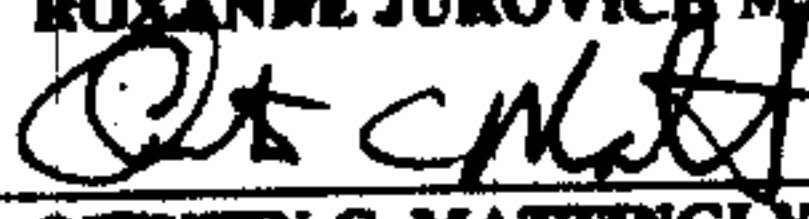
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And we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise 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 30th day of May, 2000.

 (Seal)
ROXANNE JUROVICH MATTINGLY

 (Seal)
QUINTIN C. MATTINGLY

 (Seal)
GERALDINE JUROVICH

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROXANNE JUROVICH MATTINGLY and husband, QUINTIN C. MATTINGLY, and GERALDINE JUROVICH, A Married Woman, whose names 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 on the day the same bears date.

Given under my hand and official seal this 30th day of May, 2000


Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov. 5, 2003
BONDED THIS NOTARY PUBLIC 1/20/2000



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