

Michael Sampsell
Mercedes Sampsell
5329 Old Highway 280
Birmingham, Alabama 35147

This instrument was prepared by

C. Stephen Trimmer
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 ONE HUNDRED TWENTY THOUSAND (\$120,000.00) DOLLARS & NO/100

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

KERRY MICHAEL KMETZ, a married man, By and Thru His Attorney in Fact,
DONALD R. STINSON, DOUGLAS M. STINSON, a married man and DONALD R.
STINSON, a married man

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

Michael Sampsell and wife, Mercedes Sampsell

06/16/2000-2016
10:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 175 131.00

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY

County, Alabama, to-wit

See Schedule "A" attached hereto and by this reference made a part hereof.

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.

THE ABOVE MENTIONED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSE.

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, we have hereunto set our hand(s) and seal(s), this 14th day of March 2000

(Seal)
(Seal)
(Seal)
(Seal)

(Seal)
DONALD R. STINSON
(Seal)
DOUGLAS M. STINSON
(Seal)
Kerry Michael Kmetz, By and Thru
His Attorney in Fact, DONALD R. STINSON
(Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned

Kerry Michael Kmetz, by and thru his Attorney in Fact, Donald R. Stinson,

Douglas M. Stinson and Donald R. Stinson
whose name(s) are signed to the foregoing conveyance, and who
this day, that, being informed of the contents of the conveyance they

are

known to me, acknowledged before me on
executed the same voluntarily on the day the

same bears date

Given under my hand and official seal this 14th day of March

A.D. 2000

(Signature)

Notary Public

Schedule A

LOT 2, 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.

File No: 000307036

Inst # 2000-20116

**06/16/2000-20116
10:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE**

SEE REG 121.00