

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:  
NAME: B. CHRISTOPHER BATTLES  
ADDRESS: 3150 HIGHWAY 52 WEST  
PELHAM, ALABAMA 35124

SEND TAX NOTICE TO:  
NAME: Stephanie R. Dunn  
ADDRESS: 1242 David Drive  
Pelham, Alabama 35124

Inst # 2000-34857

THE STATE OF ALABAMA  
SHELBY COUNTY

Know All Men by These Presents: That in consideration of **One hundred fifteen thousand eight hundred dollars (\$115,800.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Stephen D. Kelly and Sandy Marino Kelly , married** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Stephanie R. Dunn and Ezekiel Harris,** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama, to-wit:**

**Lot 21, in Block 1, according to the Survey of Brookfield Second Sector, as recorded in Map Book 6, Page 16, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$112,326.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith..

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I/we have hereunto set my/our hand(s) and seal(s) this 28<sup>th</sup> day of September, 2000

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**STEPHEN D. KELLY** (Seal)

  
\_\_\_\_\_  
**SANDY MARINO KELLY** (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

I, **B. Christopher Battles** a Notary Public in and for said County, in said State, hereby certify that **Stephen D. Kelly and Sandy Marino Kelly,** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28<sup>th</sup> day of September 2000

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 2-25-01

10/04/2000-34857  
08:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 14.50