

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$211,000.00 to the undersigned Grantor, Juana T. Colvin, Unmarried, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Thomas G. Stansell and Anna M. Stansell, Husband and Wife (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 Attached Exhibit A - Legal Description

Address of Property - 5530 Timber Hill Road
Birmingham, AL 35242

Described property to become the homestead of Grantees.

Subject to taxes for the year 2000 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$168,800.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5 day of October, 2000.

Not
Public

Grantor

Juana T. Colvin
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Juana T. Colvin, Unmarried whose name(s) is/are signed to the foregoing conveyance, and who is/ate known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5 day of October, 2000.

Valerie A. England
Notary Public
Commission Expires: 02/25/04

THIS INSTRUMENT PREPARED BY:
Kevin Hays and Associates, P.C.
100 Concourse Parkway, Suite 101
Birmingham, Alabama 35244

SEND TAX NOTICES TO:

Thomas G. Stansell
Anna M. Stansell
5530 Timber Hill Road
Birmingham, AL 35242

10/16/2000-35895
09:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C31 56.50

EXHIBIT A

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of Lot 6, Block 2, Cherokee Forest, 1st Sector, as recorded in Map Book 5 page 17 in the Office of the Judge of Probate of Shelby County, Alabama and run thence South 00 deg. 26 min. 41 sec. East along the West line of said Lot 7 of said subdivision a distance of 19.02 feet to a found rebar corner and the point of beginning of the property being described; thence run South 00 deg. 06 min. 57 sec. East along said West line of said Lot 7 a distance of 241.00 feet to a found crimped pipe corner; thence run North 89 deg. 51 min. 20 sec. East along an existing fence line a distance of 199.75 feet to a crimped pipe corner on the West margin of Timberhill Road; thence run North 00 deg. 03 min. 43 sec. West along the said West margin of said Timberhill Road a distance of 240.76 feet to a found rebar corner; thence run South 89 deg. 55 min. 29 sec. West a distance of 199.97 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 2000-35895

10/16/2000-35895
09:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 56.50