

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Lewis C. Stevens
2982 Brook Highland Drive
Birmingham, AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE AND NO/100 DOLLARS (\$1.00), AND THE PURPOSE OF CREATING SURVIVORSHIP TITLE, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **LEWIS C. STEVENS AND WIFE ELZIE HAZEL STEVENS**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **LEWIS C. STEVENS AND ELZIE HAZEL STEVENS** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Initial LCS EHS

Lot 1404, according to the Survey of Brook Highland, an Eddleman Community, 14th Sector, as recorded in Map Book 23, page 2 A & B, in the Probate Office of Shelby County, Alabama.

Subject to that certain mortgage dated March 16, 2001.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

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 we do for ourselves and for our heirs, executors, and administrators covenant with 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 my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 16th day of March, 2001.

Lewis C. Stevens
LEWIS C. STEVENS

Elzie Hazel Stevens
ELZIE HAZEL STEVENS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **LEWIS C. STEVENS AND WIFE ELZIE HAZEL STEVENS** 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 the 16th day of March, 2001.

Lisa Eichellberger
Notary Public

My Commission Expires: 6-9-04

Inst # 2001-11984

04/02/2001-11984
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 C:11 11.50