

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
James M. Stewart
4037 South Shades Crest Drive
Birmingham, Alabama 35244

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Seventy-Nine Thousand Five Hundred and 00/100 (\$179,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Rhonda G. Baker Szasz and Gyorgy Szasz, husband and wife** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **James M. Stewart and Renee P. Stewart, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 7-A, according to the Survey of Southpointe Resurvey, as recorded in Map Book 13, Page 4, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$179,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

[Signature] Rhonda G. Baker, Rhonda G. Baker Sublett and Rhonda G. Baker Szasz are one and the same person.

[Signature] Rhonda G. Baker Szasz is the surviving grantee of deed dated 3/11/94 and recorded in Instrument #1994-10364; the other grantee, David L. Baker, having died 9/5/94.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the 26th day of October, 2001.

[Signature]
Rhonda G. Baker Szasz

[Signature]
Gyorgy Szasz

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Rhonda G. Baker Szasz and Gyorgy Szasz, husband and wife, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of October, 2001.

NOTARY PUBLIC

My Commission Expires: 2-20-03

11/01/2001-47148
04:00 PM CERTIFIED
PEGGY L. MURPHY
SHELBY COUNTY JUDGE OF PROBATE
MY COMMISSION EXPIRES FEBRUARY 20, 2003
001 CH 12.00

Inst # 2001-47148