

SEND TAX NOTICE TO:

(Name) Leon P. Stringer, Jr.
113 Blue Spring Place
(Address) Alabaster, Al. 35007

This instrument was prepared by

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred forty-nine thousand nine hundred and no/100 (\$149,900) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James M. Sanford and his wife Shirley Ann Boone-Sanford

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

Leon P. Stringer, Jr. and Marty B. Stringer

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

Shelby County, Alabama to-wit:

Lot 135, according to the Map and Survey of Summer Brook, Phase Three, as recorded in Map Book 20, Page 28, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$145,403.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

11/13/2001-48992
11:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
101 MEL 15.50

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 25 day of July, 2001.

WITNESS:

____ (Seal)
____ (Seal)
____ (Seal)

James M. Sanford (Seal)
Shirley Ann Boone-Sanford (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that James M. Sanford and his wife Shirley Ann Boone-Sanford 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 have _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of July, 2001 A. D., 19

Patricia K. Martin
Notary Public.

11/13/2001-48992