

This instrument was prepared by:
Kelley Winston, Attorney at Law
Law Offices of Raymond C. Winston
1800 12th Avenue South
Birmingham, AL 35205

Send Tax Notice to:
John S. Stansell, Jr.
Nicole D. Stansell
207 Conroy Road
Sterrett, AL 35147

STATUTORY WARRANTY DEED, Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred Thirty Eight Thousand Nine Hundred and 00/100 Dollars (\$238,900.00)** to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we, **Mike Mitchell Homes, LLC** (herein referred to as Grantors, whether one or more) do, grant, bargain, sell and convey unto **John S. Stansell, Jr. and Nicole D. Stansell** (herein referred to as Grantees, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 701, according to the Survey of Forest Parks, 7th Sector, as recorded in Map Book 22, page 150, in the Probate Office of Shelby County, Alabama.

\$191,120.00 (first mortgage) and \$35,835.00 (second mortgage) of the purchase price recited above was paid from the proceeds of a purchase money mortgage loan closed simultaneously herewith.

Subject to:

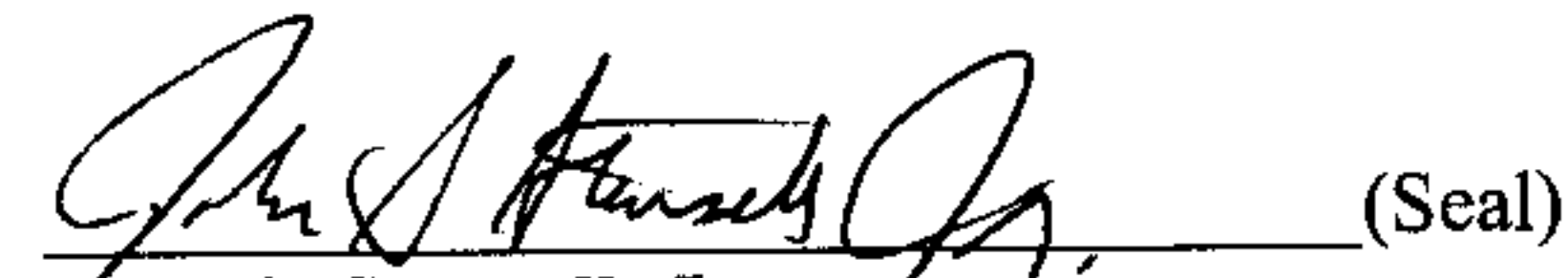
1. Ad valorem taxes and assessments not yet due and payable.
2. All easements, rights-of-way, covenants, restrictions, encumbrances and reservations of record.

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.

THIS INSTRUMENT is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein. Further, Grantees understand that acceptance of this deed constitutes acceptance of all the terms, conditions and obligations of all protective covenants and restrictions of record.

IN WITNESS WHEREOF, I or we have hereunto set my or our hand(s) and seal(s), this 25th day of January, 2002.

 (Seal)
Mike Mitchell Homes, LLC, Grantor
By: **William M. Mitchell, Managing Member**

 (Seal)
John S. Stansell, Jr.

 (Seal)
Nicole D. Stansell

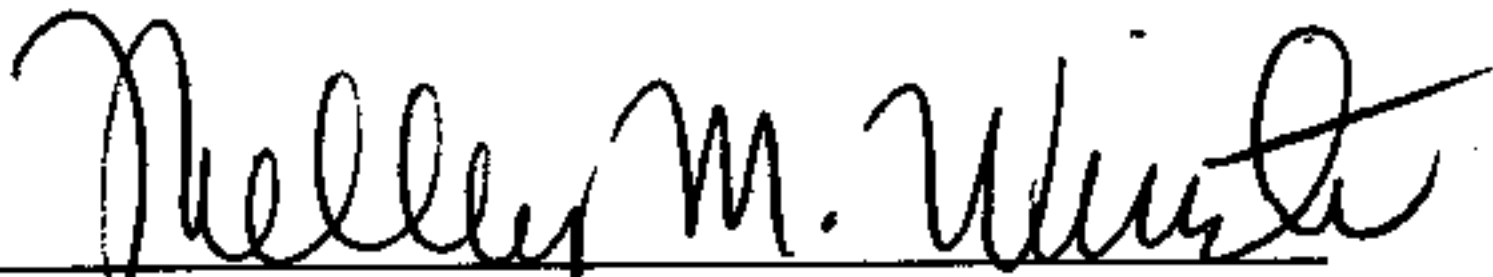
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Kelley M. Winston, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **William M. Mitchell** whose name as **Managing Member** of **Mike Mitchell Homes, LLC**, a limited liability company, is signed to the foregoing conveyance,

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01/31/2002-05363
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SHELBY COUNTY JUDGE OF PROBATE
002 CH 26.00

and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such managing member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

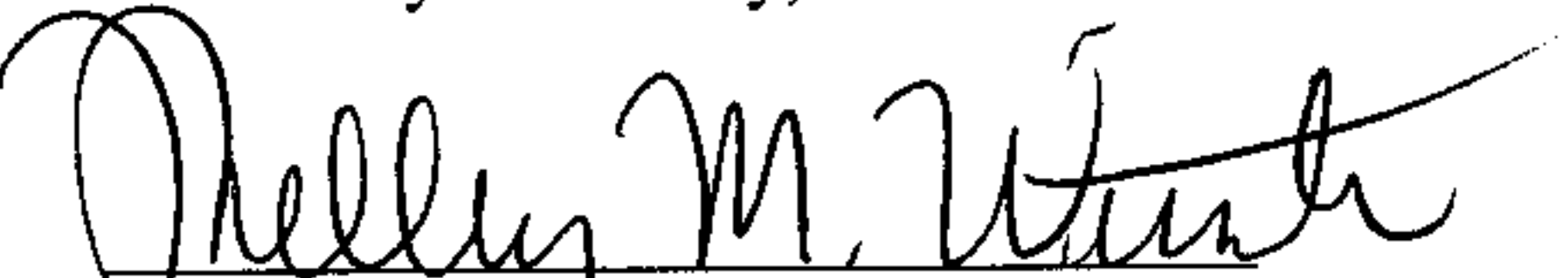
Given under my hand and official seal, this the 25th day of January, 2002.


NOTARY PUBLIC
My Commission Expires: 10-08-05

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Kelley M. Winston, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **John S. Stansell, Jr. and Nicole D. Stansell**, 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 the 25th day of January, 2002.


NOTARY PUBLIC
My Commission Expires: 10-08-05

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