

This instrument was prepared by

Send Tax Notice To: KELLY WACKER

(Name) GENE W. GRAY, JR.

name

815 VINE STREET

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

MONTEVALLO, ALABAMA 35115

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND NINE HUNDRED AND NO/100-----  
----- DOLLARS (\$135,900.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
MENDAL SCOTT STEPHENS AND WIFE, SUZANNE VOCE STEPHENS

(herein referred to as grantors) do grant, bargain, sell and convey unto KELLY WACKER AND AMY FEGER

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
SHELBY County, Alabama to-wit:

That certain Lot in the Town of Montevallo which is located immediately in the Easternmost corner of Block Number 10 according to the original plat of said town as recorded in the Office of the Probate Judge of said Shelby County, said lot hereby described fronting 80 feet on Vine Street and running back between parallel lines along Valley Street and perpendicular to Vine Street to a line 6 feet Northeast from the centerline of said Block 10 running from Northeast to Northwest through said Block, the dimensions of the lot hereby described being 80 feet in width by approximately 140 feet, the intention being to convey back to an alley which may be projected through the center of said Block 10. Situated in Shelby County, Alabama.

**SUBJECT TO:**

Advalorem taxes due October 1, 2002.

MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTORS.

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 15th  
day of July, 2002.

\_\_\_\_\_  
(Seal)

Mendal Scott Stephens  
MENDAL SCOTT STEPHENS (Seal)

\_\_\_\_\_  
(Seal)

Suzanne Voce Stephens  
SUZANNE VOCE STEPHENS (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
MENDAL SCOTT STEPHENS AND WIFE, SUZANNE VOCE STEPHENS  
whose name(s) 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 15th day of July, AD., 2002

GENE W. GRAY, JR.

Notary Public