



20021206000609480 Pg 1/1 54.00
Shelby Cnty Judge of Probate, AL
12/06/2002 10:27:00 FILED/CERTIFIED

JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Patricia K. Martin, P.C.
2090 Columbiana Road, Suite 2000
(Address) Birmingham, AL 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Fifteen Thousand and NO/100--(\$215,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James C. Toomey and wife, Brenda H. Toomey

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

Leslie T. Stephenson and wife, Blair A. Stephenson

(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 226, according to the Survey of Forest Parks, 2nd Sector, as recorded in Map Book 22, page 71, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$172,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 26th
day of November, XX 2002, 19

WITNESS:

(Seal) James C. Toomey (Seal)

(Seal) Brenda H. Toomey (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James C. Toomey and wife, Brenda H. Toomey whose name 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 26th day of November A.D., XX 2002

Patricia K. Martin
Notary Public