

This instrument was prepared by
(Name) William H. Halbrooks
1 Independence Plaza, Suite 704
(Address) Birmingham, AL 35209

Send Tax Notice To: _____
name _____
address _____

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of Three Hundred Fifty Thousand and no/100-----
(\$350,000.00) Dollars
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William M. Stewart, Jr. and Mary Carol Stewart, husband and wife

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

Ronald Eric Lindquist and Nancy Slusher Lindquist

(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 30, according to the Survey of Brook Highland, 1st Sector,
as recorded in Map Book 12, Page 62, in the Probate Office
of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 280,000.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this 28th
May xx2004
day of _____, 19 ____.

(Seal)

(Seal)

(Seal)

William M. Stewart, Jr. (Seal)
William M. Stewart, Jr.

(Seal)
Mary Carol Stewart (Seal)
Mary Carol Stewart

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
William M. Stewart, Jr. and Mary Carol Stewart
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 28th day of May A.D. xx2004

William H. Halbrooks

Notary Public