



RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

THIS INSTRUMENT PREPARED BY:
W. ALAN SUMMERS, JR., ATTORNEY
1275 CENTER POINT PARKWAY, STE. 100
BIRMINGHAM, ALABAMA 35215

SENT TAX NOTICE TO:
WILLIAM & CYNTHIA
STURDIVANT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Value = 160,000⁰⁰

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TEN DOLLARS AND 00/100 (\$10.00)**-----
to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I or we,

WILLIAM D. STURDIVANT AND WIFE, CYNTHIA STURDIVANT,

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

WILLIAM D. STURDIVANT AND WIFE, CYNTHIA STURDIVANT,

(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 1111, ACCORDING TO THE MAP OF SECOND ADDITION, OLD CAHABA, PHASE III, RECORDED IN MAP BOOK 29, PAGE 33, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, COVENANTS AND BUILDING SET-BACK LINES OF RECORD.

SUBJECT TO TAXES FOR CURRENT YEAR.

**ADDRESS: 408 BENTMOOR WAY, HELENA, ALABAMA 35080
PARCEL ID NUMBER: 13-4-20-1-010-029.000**

Mortgage filed simultaneously.

To Have and To Hold unto the said Grantees **WILLIAM D. STURDIVANT AND WIFE, CYNTHIA STURDIVANT**, as joint tenants, with right of survivorship their heirs and assignees, 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 24th day of MAY, 2004.

WITNESS

William D. Sturdivant
WILLIAM D. STURDIVANT

Cynthia Sturdivant
CYNTHIA STURDIVANT

STATE OF ALABAMA)
Shelby COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **WILLIAM D. STURDIVANT AND WIFE, CYNTHIA STURDIVANT**, whose name(s), is/are signed to the foregoing conveyance, and who is/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.

NOTARY PUBLIC Y. W. Co
MY COMMISSION EXPIRES 3/1/08

