

R0406-2085
Shelby



20040706000369270 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
07/06/2004 10:38:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

Jon M. Turner, Jr.
NAJJAR DENABURG, P.C.
Attorneys at Law
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

**R. CLAY NOTTRODT
5301 MOUNTAIN PARK DRIVE
PELHAM, ALABAMA 35124**

STATE OF ALABAMA)
COUNTY OF SHELBY)

** CONSIDERATION IS \$10,000.00
FOR RECORDING TAX PURPOSES.

WARRANTY DEED
JOINTLY WITH RIGHT OF SURVIVORSHIP

Know All Men by These Presents: That in consideration of **FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I (we), **LARRY D. STRIPLIN, JR., A MARRIED MAN** (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **JANET S. NOTTRODT AND R. CLAY NOTTRODT** (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 12, ACCORDING TO THE SURVEY OF MOUNTAIN PARK, FIRST SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 103, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THE PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2003, which constitutes a lien, but are not yet due and payable until October 1, 2004.
2. Restrictions recorded in Real 55, page 147, in the Probate Office of Shelby County, Alabama.
3. Right of way of granted to Alabama Power Company by instrument recorded in Real 54, page 955, in the Probate office of Shelby County, Alabama.

\$90,000.00 of the consideration herein was derived from a mortgage 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **LARRY D. STRIPLIN, JR., A MARRIED MAN** have hereunto set its signature and seal, this the **17TH** day of **JUNE, 2004**.



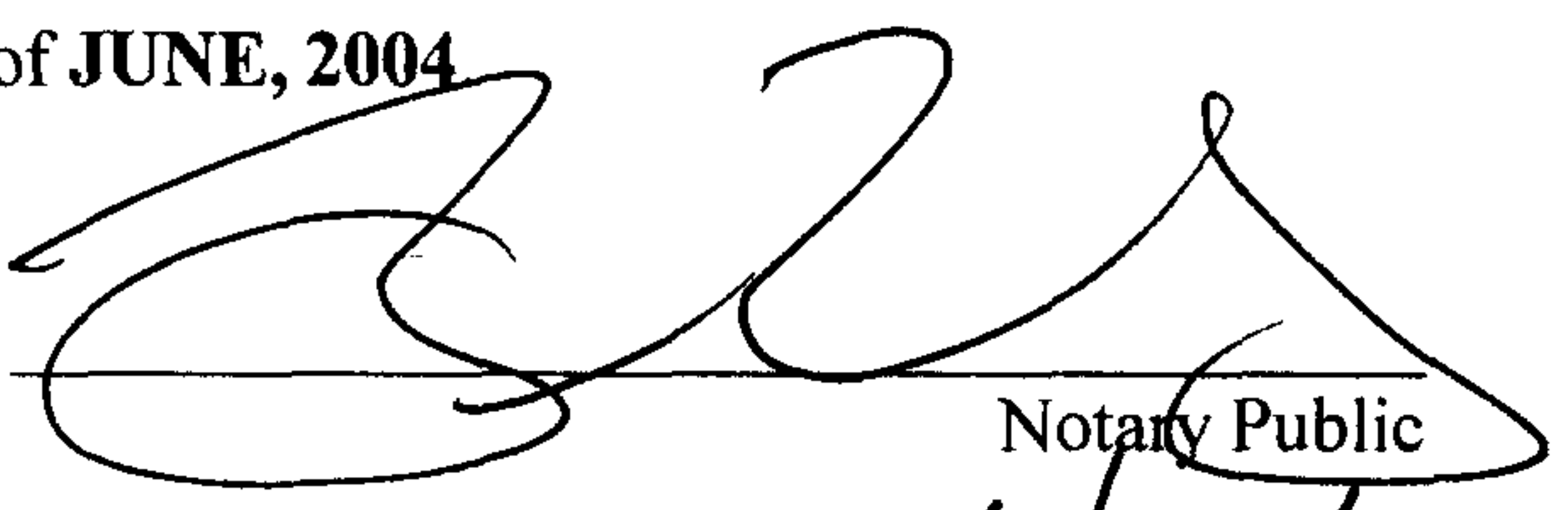
LARRY D. STRIPLIN, JR.

20040706000369270 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
07/06/2004 10:38:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, hereby certify that **LARRY D. STRIPLIN, JR., A MARRIED MAN** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the **17TH** day of **JUNE, 2004**



Notary Public
My Commission Expires: 04/23/08