20050909000468310 1/1 $311.00
Shelby Cnty Judge of Probate,AL
09/09/2005 12:53:44PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Martin Stevens and Lyda Stevens
8613 S. Doubletree Drive
Crown Point, IN 46307

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Thousand and 00/100 ($300,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Mitchell A. Kelley**, an unmarried man (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Martin Stevens and Lyda Stevens,** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Unit 53, according to the Declaration of Condominium of Courtside at Brook Highland, A Condominium, recorded in Instrument No.20020521000241450 in the Probate Office, as amended by the Amendment to Declaration dated May 8, 2002, recorded as Instrument No.20020521000241460 and as further amended by the corrective amendment dated May 21, 2002, recorded as Instrument No. 20020521000241470 in said Probate Office as reflected in the Plan of Courtside at Brook Highland, a Condominium attached as Exhibit C to the said Declaration and separately recorded in Map Book 28, Page 103 in said Probate Office.

Subject To:
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **1st** day of **September, 2005.**

Shelby County, AL 09/09/2005
State of Alabama

Deed Tax:$300.00

Mitchell A. Kelley

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Mitchell A. Kelley , 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of September, 2005.

NOTARY PUBLIC
My Commission Expires: 6-5-2007

CLAYTON T. SWEENEY, ATTORNEY AT LAW