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Shelby Cnty Judge of Probate, AL
09/13/2005 10:05:50AM FILED/CERT

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

Send Tax Notice To: Trace D. Hennesy
name
1001 Chedworth Court
address
Birmingham, AL 35243

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 Sixty-Five Thousand and NO/100-----(\$365,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John A. Neporadny and Patricia K. Neporadny, Husband and Wife
(herein referred to as grantors) do grant, bargain, sell and convey unto

Trace D. Hennesy and Stacie Lee Hennesy
(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 1117, according to the Survey of Brook Highland, 11th Sector, Phase I, an Eddleman Community, as recorded in Map Book 19, Page 68, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 292,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

\$ 73,000.00 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, we have hereunto set our hand(s) and seal(s), this 2nd day of September, 2005,

(Seal) John A. Neporadny (Seal)

(Seal) Patricia K. Neporadny (Seal)

(Seal) Patricia K. Neporadny (Seal)

STATE OF ALABAMA
SHELBY COUNTY
General Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that John A. Neporadny and Patricia K. Neporadny whose name(s) are signed to the foregoing conveyance, and who are 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 2nd day of September, 2005 A.D.,
William H. Halbrooks Notary Public
My Commission Expires: 4/21/08

