Deed Tax: \$295.00

SEND TAX NOTICE TO: Stephen S. Stepkoski and Kathryn A. Stepkoski 3512 Cheshire Drive Birmingham, Alabama 35242

20061201000584120 1/2 \$309.00 Shelby Cnty Judge of Probate, AL 12/01/2006 12:53:16PM FILED/CERT

This instrument was prepared by: Shannon E. Price, Esq. P. O. Box 19144 Birmingham, AL 35219

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Ninety Five Thousand dollars & no cents (\$295,000.00)**To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **James V. Green, Jr. and wife, Rachelle L. Green**(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Stephen S. Stepkoski** and wife, **Kathryn A. Stepkoski**(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

LOT 82, ACCORDING TO THE SURVEY OF MEADOW BROOK, FIFTH SECTOR, FIRST PHASE, AS RECORDED IN MAP BOOK 8, PAGE 109 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

## Subject to:

- 1.) Building and setback lines of 35' as recorded in Map Book 8, Page 109.
- 2.) Easement of 7.5' on southerly lot line as recorded in Map Book 8, Page 109.
- 3.) Right of Way to Alabama Power Company as recorded in Volume 324, Page 460, Volume 349, Page 802, Volume 349, Page 820, and Volume 324, Page 470.
  - 4.) Agreement in favor of Alabama Power Company as recorded in Misc. Volume 52, Page 193.
- 5.) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Volume 52, Page 197, Misc. Volume 50, Page 948, Misc. Volume 50, Page 828, Misc. Volume 56, Page 195 and Map Book 8, Page 109 in the Probate Office of Shelby County, Alabama.
- 6.) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons of property as a result of the exercise of such rights as recorded in Volume 32, Page 306, Volume 40, Page 265 and Volume 8, Page 445.

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.

J. L.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our hand(s) and seal(s), this November 27, 2006

James V. Green, Jr.

(Seal)

(Seal)

Rachelle L. Green

STATE OF ALABAMA
JEFFERSON COUNTY

## General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James V. Green, Jr. and wife, Rachelle L. Green, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 27th day of November, 2006.

NOTAN Notary Public.

10-19-2010

20061201000584120 2/2 \$309.00 Shelby Cnty Judge of Probate, AL