

SEND TAX NOTICE TO:

(Name) David E. Mc Connell

(Address) 1973 Lakemont Drive

Bessemer, Al. 35023

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, Al. 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - METRO TITLE SERVICE, INC.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY EIGHT THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$178,900.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

RUSSELL AWTREY, dba INTEGRITY CONSTRUCTION

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

DAVID E. MC CONNELL, and wife, ANNA R. MC CONNELL

(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 16, according to the Survey of Southpointe, Sixth Sector, Phase Two, as recorded in Map Book 15, page 24, in the Probate Office of Shelby County, Alabama.

\$137,000.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 DEC 11 AM 11:28

JUDGE OF PROBATE

1. Deed Tax	\$	42.00
2. Mtg. Tax	\$	9.50
3. Recording Fee	\$	3.10
4. Indexing Fee	\$	1.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	48.50

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, I have hereunto set my hand(s) and seal(s), this 5th day of December, 19 91.

WITNESS:

(Seal)

(Seal)

(Seal)

RUSSELL AWTREY, dba INTEGRITY CONSTRUCTION (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, J. DAN TAYLOR

hereby certify that RUSSELL AWTREY, a Notary Public in and-for said County, in said State,

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 official seal this 5th day of December, A. D., 19 91

J. DAN TAYLOR

Notary Public.

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