

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA                   )  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Ninety Thousand & no/100 Dollars (\$190,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we **Gregory Lynn McDade and Donna Kathleen McDade**, husband and wife (herein referred to as "**GRANTORS**") do grant, bargain, sell and convey unto **Martin G. Coffey, Jr. and Rhonda J. Coffey**, husband and wife (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 6, Block 3, according to the Amended Map of Woodford Subdivision of Inverness, as recorded in Map Book 8, Page 51 A, B, C, and D, in the Probate Office of Shelby County, Alabama.

### SUBJECT TO:

1. General and special taxes or assessments for 1995 and subsequent years not yet due and payable.
2. Restrictions appearing of record in Misc. Book 38, Page 380 and amended by instrument recorded in Misc. Book 39, Page 876.
3. Agreement with Alabama Power Company recorded in Misc. Book 38, Page 454.
4. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Book 38, Page 455.
5. Right granted Alabama Power Company to construct, install, operate and maintain all conduits, cables, translosures and other appliances and facilities useful or necessary for overhead and underground transmission and distribution of electric power and for underground communication service as set forth by instrument recorded in Book 331, Page 845.
6. 10 foot easement along the west line as shown on recorded plat.

**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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns

Inst # 1994-35327

*James Lane*

12/01/1994-35327  
08:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
65.00

forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of November, 1994.

Gregory Lynn McDade (SEAL)  
Gregory Lynn McDade

Donna Kathleen McDade (SEAL)  
Donna Kathleen McDade

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gregory Lynn McDade** 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 29 day November, 1994.

[Signature]  
Notary Public

My Commission Expires: 2/2/95

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donna Kathleen McDade** 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day November, 1994.

[Signature]  
Notary Public

My Commission Expires: 2/2/95

**THIS INSTRUMENT PREPARED BY:**

James E. Vann, Esquire  
Donovan, Vann & Richey  
One Independence Plaza  
Suite 510  
Birmingham, AL 35209  
(205) 879-6660

**SEND TAX NOTICE TO:**

Mr. and Mrs. Martin G. Coffey, Jr.  
3305 Afton Way  
Birmingham, AL 35242

RE-1717

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