

SEND TAX NOTICE TO:

(Name) 1403 Michael Dr
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Wendy L. Williams
(Address) 604 38th Street South
Birmingham, AL 35222

\$500.00
762

FM No. ATC 27 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten (\$10.00) Dollars and other good and valuable DOLLARS
consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
KATHLEEN MULLEN, a single woman

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

KATHLEEN MULLEN, a single woman and
SABRINA KAROLINE STUBBS, a single woman

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

See attached "EXHIBIT A"

Inst # 1995-02750

01/31/1995-02750
03:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

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
day of November, 19 94.

WITNESS:

(Seal) Kathleen Mullen (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Kathleen Mullen
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 31st day of November January A.D., 19 94
Jan M Brown
Notary Public.

Inst # 1995-02750

"EXHIBIT A"

Lot 51, according to the Survey of Scottsdale, Third Addition, recorded in Map Book 8, Page 123 in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that part of said Lot 51, sold to Alabaster Water and Gas Board in Real 52, Page 61, more particularly described as follows:

A parcel located along and within the southern boundary of Lots 50 and 51 in the Scottsdale Subdivision Third Addition as listed in Map Book 8, Page 123, in the Probate Office of Shelby County, Alabama. The parcel is more precisely described as follows: Begin at the Southeast corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama and measure in a westerly direction along the southern boundary of said Section 464.14 feet to a point; thence turn to the right 59 degrees 15 minutes 11 seconds and measure in a northwesterly direction a distance of 93.09 feet to a point, said point being the true point of beginning for said parcel; thence turn 59 degrees 15 minutes 11 seconds from previous course and measure in a westerly direction a distance of 376.69 feet to a point on the eastern right of way boundary of Michael Drive; thence turn to the right 85 degrees 37 minutes 50 seconds and measure in a northerly direction along the eastern right of way boundary of Michael Drive a distance of 10.03 feet to a point; thence turn to the right 94 degrees 22 minutes 10 seconds and measure in an easterly direction a distance of 257.34 feet to a point; thence turn to the left 30 degree 44 minutes 49 seconds and measure in a northeasterly direction a distance of 98.11 feet to a point; thence turn to the right 90 degrees 00 minutes 00 seconds and measure in a southeasterly direction a distance of 70.00 feet to a point, said point being the point of beginning.

Subject to easements, restrictions, limitation, encumbrances, right of ways, if any, of record.

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