

Send Tax Notice To:

Irby H. McNeill, III  
2524 Elizabeth Drive  
Pelham, Alabama 35124  
PID# 13-1-02-0-001-001.056

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of  
**One Hundred Twenty-Six Thousand and 00/100 (\$126,000.00)**  
to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is  
acknowledged, I or we,

**Richard V. Burroughs and Deloris I. Burroughs, husband and wife**  
(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell  
and convey unto

**Irby H. McNeill, III and Christie L. McNeill**  
(herein referred to as Grantees), for and during their joint lives and upon the death of any or  
either of them, then to the survivor of them in fee simple, together with every contingent  
remainder and right of reversion, the following described real estate, situated in **Shelby**  
County, Alabama, to-wit:

**Lot 41, according to the Survey of Royal Oaks, 2nd Sector, as  
recorded in Map Book 7, Page 77, in the Probate Office of Shelby  
County, Alabama.**

**Mineral and Mining Rights Excepted.**

**\$ 119700** of the above recited consideration was paid from the proceeds of a  
mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1995 and subsequent years not yet due  
and payable.

Subject to covenants and restrictions, building lines, easements and rights of  
way of record.

Subject to Mineral and Mining rights of record and all rights and privileges  
incident thereto.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and  
appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, To the said Grantees, for and during their joint lives and  
upon the death of any or either of them, then to the survivor of them in fee simple, and to the  
heirs and assigns of such survivor 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 in and to the property described hereinabove 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 said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with  
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee  
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they  
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and  
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said  
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all  
persons.

Inst # 1995-23618

08/28/1995-23618  
09:42 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE


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Beal

Inst # 1995-23618

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this **23rd** day of **August, 1995**.

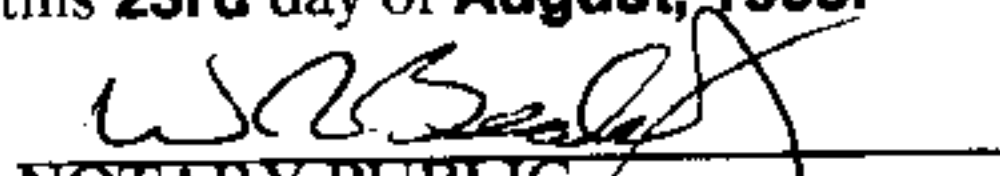
  
Richard V. Burroughs

  
Deloris I. Burroughs

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard V. Burroughs and Deloris I. Burroughs, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **23rd** day of **August, 1995**.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: **09/21/98**

(AFFIX SEAL)

OUR FILE NO.: **95089RB**

This instrument prepared by:

**W. Russell Beals, Jr., Attorney at Law**  
BEALS & ASSOCIATES, P.C.  
200 Cahaba Park South, Suite 125  
Birmingham, AL 35242

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