

THIS INSTRUMENT PREPARED BY:
John B. Davis, Jr.
1031 South 21st Street
Birmingham, AL 35205

SEND TAX NOTICE TO:
Kenneth A. & Jacqueline B. McMahan
6055 Woodvale Circle
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

**STATUTORY WARRANTY DEED
(WITH RIGHT OF SURVIVORSHIP)**

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Fourty -Two
Thousand ----- and No/100 Dollars (\$ 42,000.00)

and other good and valuable consideration, paid to the undersigned grantor, Forest Parks, LLC,
an Alabama limited liability company ("Grantor"), by Kenneth A. & Jacqueline B. McMahan
----- ("Grantees"), the receipt and sufficiency whereof are hereby
acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantees,
as joint tenants with right of survivorship, the following described real estate situated in Shelby
County, Alabama (the "Premises"), to-wit:

Lot 152, according to the Survey of Forest Parks - 1st Sector, as recorded in
Map Book 22, Page 28 A, B & C, and Instrument No. 1997-02751, in the Probate
Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements, restrictions and exceptions as
shown on the Record Map of Forest Parks, 1st Sector; (3) Easement for Alabama
Power Company recorded in Volume 236, at Page 829, in the Probate Office of
Shelby County, Alabama; (4) Right of Way granted to Alabama Power Company
by instrument recorded in Volume 139, at Page 127; Volume 133, at Page 210;
Volume 126, at Page 191; Volume 126, at Page 192; Volume 126, at Page 323;
and Volume 124, at Page 519, in the Probate Office of Shelby County, Alabama;
(5) Title to all mineral within and underlying the premises, together with all mining
rights and other rights, privileges, and immunities relating thereto, together with
any release of liability for injury or damage to persons or property as a result of
the exercise of such rights as recorded in Volume 53, at Page 262, in the Probate
Office of Shelby County, Alabama; (6) Covenants and Restrictions as set out in
Instrument No. 1997-02752.

TO HAVE AND TO HOLD to 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.

Inst # 1997-07064

03/07/1997-07064
08:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
53.00
202 MCO

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the
14th day of February, 1997.

WITNESS:

Robyn E. Cain

Forest Parks, LLC, an Alabama limited liability
company

By:

John B. Davis, Jr.
John B. Davis, Jr., as its Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Davis, Jr., whose name as Manager of Forest Parks, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said Forest Parks, LLC.

Given under my hand and official seal this 14th day of February, 1997.

Lisa S. Pennington
Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 19, 2000

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03/07/1997-07064
08:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 53.00