

This instrument was prepared by

Send Tax Notice To: JOHN WILLIAM McLELLAN

(Name) GENE W. GRAY, JR.

name

4072 SADDLE RUN CIRCLE

address

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

PELHAM, ALABAMA 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FIFTEEN THOUSAND AND NO/100-----
----- DOLLARS (\$115,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
LINDA C. SULLIVAN, A MARRIED PERSON

(herein referred to as grantors) do grant, bargain, sell and convey unto JOHN WILLIAM McLELLAN and wife, MARJOLYN M. McLELLAN

(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 3 ACCORDING TO THE SURVEY OF SADDLE RUN SUBDIVISION AS RECORDED IN MAP
BOOK 11, PAGE 28 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

EASEMENTS, RESTRICTIONS AND SET BACK LINES AS SHOWN ON RECORD MAP.

RESTRICTIONS AND COVENANTS OF RECORD IN REAL 144, PAGE 124 AND REAL 145, PAGE
705.

AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO UNDERGROUND RESIDENTIAL
DISTRIBUTION IN REAL 145, PAGE 712.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY IN REAL 157, PAGE 579.

MINERALS AND MINING RIGHTS NOT OWNED BY GRANTOR.

\$60,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR,
NOR HER SPOUSE.

Inst # 1997-39280

12/03/1997-39280
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 21st
day of November, 19 97.

(Seal)

Linda C. Sullivan
LINDA C. SULLIVAN (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
LINDA C. SULLIVAN
whose name(s) 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 21st day of November, A.D., 19 97

GENE W. GRAY, JR.

Notary Public