

This instrument was prepared by

Send Tax Notice To: JAMES E. MULVANEY, JR.

(Name) GENE W. GRAY, JR.

name

5230 CAHABA VALLEY COVE

address

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

BIRMINGHAM, ALABAMA 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THREE HUNDRED FORTY THREE THOUSAND THREE HUNDRED EIGHTY AND NO/100----- DOLLARS (\$343,380.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, ALAN S. HILL AND WIFE, LEIGH ANN HILL

(herein referred to as grantors) do grant, bargain, sell and convey unto JAMES E. MULVANEY, JR. AND WIFE, ELEANOR G. MULVANEY

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

SHELBY

County, Alabama to-wit:

THE PROPERTY CONVEYED BY THIS INSTRUMENT IS DESCRIBED ON EXHIBIT "A", ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 1999 AND THEREAFTER.

MINERALS AND MINING RIGHTS NOT OWNED BY GRANTOR.

RIGHT OF WAY GRANTED ALABAMA POWER COMPANY IN DEED BOOK 239, PAGE 920 AND DEED BOOK 99, PAGE 518.

EASEMENT TO ALABAMA GAS CORPORATION IN DEED BOOK 326, PAGE 237 AND DEED BOOK 324, PAGE 267.

\$227150.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1998-43812

11/06/1998-43812
09:01 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 CRH 127.50.

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, we have hereunto set our hand(s) and seal(s), this 28th day of October, 19 98.

(Seal)

(Seal)

(Seal)

ALAN S. HILL

LEIGH ANN HILL

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that ALAN S. HILL AND WIFE, LEIGH ANN HILL whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October, A.D., 1998

GENE W. GRAY, JR.

Notary Public

EXHIBIT "A"

A parcel of land being located in the Northwest quarter of the Northwest quarter of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama.

Commence at the Southeast corner of the Northwest quarter of the Northwest quarter of Section 13; thence North $0^{\circ} 28' 08''$ West a distance of 295.85 feet to an iron pin found said point being the Point of Beginning; thence North $0^{\circ} 08' 05''$ West a distance of 372.69 feet to an iron pin found; thence North $43^{\circ} 53' 30''$ West a distance of 179.95 feet to an iron pin found and the beginning of a curve to the left having a radius of 90.0 feet, a central angle of $93^{\circ} 12' 30''$ and subtended by a chord which bears South $89^{\circ} 30' 15''$ West a distance of 130.79 feet; thence along the arc of said curve a distance of 146.41 feet to the end of said curve; thence South $42^{\circ} 54' 00''$ West a distance of 39.02 feet; thence South $5^{\circ} 37' 53''$ East a distance of 250.53 feet; thence South $13^{\circ} 26' 03''$ East a distance of 200.33 feet; thence South $82^{\circ} 20' 33''$ East a distance of 213.88 feet to the Point of Beginning; being situated in Shelby County, Alabama.

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