

(Name) Prince A. McDougal  
314 Valley View Lane  
 (Address) Helena, AL 35080

This instrument was prepared by

(Name) Claude McCain Moncus, Esq.  
2100 16th Avenue, South  
 (Address) Birmingham, AL 35205

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 Eighty One Thousand and No/100 (\$81,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Adam J. Lennox, III and wife, Mary Ann Lennox

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

Prince A. McDougal and wife, Elizabeth Anne McDougal

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

Shelby

County, Alabama to-wit:

Begin at the S. W. corner of the S. E. 1/4 of the N. E. 1/4 of Section 21, Township 19 South, Range 2 West and run North along the West line of said 1/4-1/4 section a distance of 299.97 feet to a point; thence 98° 39' 15" to the right in a Southeasterly direction a distance of 637.20 feet to a point; thence 83° 43' to the right in a Southerly direction a distance of 230.00 feet to a point on the South line of said 1/4-1/4 section; thence 90° 00' to the right in a Westerly direction along the South line of said 1/4-1/4 section a distance of 621.02 feet to the point of beginning.

Subject to existing easements, restrictions, building set-back lines, rights of way, limitations, if any, of record.

\$67,500.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 347 PAGE 592

STATE OF ALA. SHELBY CO.  
 DEED FILED  
 See mtg. 431-992  
 1983 JUN -6 PM 12:00

deed tax 1350  
 Rec 150  
 1600

*Prince A. McDougal, Jr.*  
 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, we have hereunto set our hand(s) and seal(s), this 2nd day of June, 19 83.

WITNESS:

\_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)

*Adam J. Lennox, III* (Seal)  
*Mary Ann Lennox* (Seal)  
*Mary Ann Lennox* (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Adam J. Lennox, III and wife, Mary Ann Lennox whose names 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 2nd day of June, A.D. 19 83.

*Claude McCain Moncus*

*Prince A. McDougal, Jr.*

My Commission Expires: 12/21/83