



This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) 1442 Montgomery Highway

SEND TAX NOTICE TO:
Robert J. McCabe
1126 Caribbean Circle
Alabaster, Alabama

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Two Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John R. McInerney and wife, Linda J. McInerney

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

Robert J. McCabe and wife, Kathleen R. McCabe

(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 12, in Block 3, according to the Map and Survey of Southwind, First Sector, as recorded in Map Book 6, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Home Federal Savings & Loan Association, recorded in Mortgage Book 370, Page 539, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And ~~X~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~by~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~by~~ (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 5th

day of April, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 APR 11 AM 9:19

(Seal)

(Seal)

(Seal)

Thomas A. Shandley, Jr.
JUDGE OF PROBATE

(Seal)

John R. McInerney

(Seal)

(Seal)

(Seal)

Linda J. McInerney

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John R. McInerney and wife, Linda J. McInerney whose name s are 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 5th day of April, A. D., 19 84

BOOK 354 PAGE 672