(Name) Samuel L. McCall 3629 Cumberland Trace (Address) Birmingham, Alabama__35243.

This instrument was prepared by

Claude McCain Moncus, Attorney 2100 - 16th Avenue, South

Birmingham, Alabama 35205

(Address)

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STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FIVE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$105,600.00)

to the undersigned grantor. J & S Homes, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Samuel L. McCall and wife, Cindy S. McCall therein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

> Lot8, according to the Survey of Meadow Brook, Second Sector, Second Phase, as recorded in Map Book 7, Page 130, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$84,450.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

355 MGE 166 800K

> 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

> Steven L. Davis President. IN WITNESS WHEREOF, the said GRANTOR, by its 1984. 27th day of April who is authorized to execute this conveyance, has hereto set its signature and seal, this the

ATTEST:

I.

HOMES,

Steven L. Davis President

STATE OF ALABAMA COUNTY OF

the undersigned

a Notary Public in and for said County in said

State, hereby certify that

Steven L. Davis

J & S Homes, Inc. President of

whose name as a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that the informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said comporation.

Given under my hand and official seal, this the

27th

Le Mac - April

Notary Public