

SEND TAX NOTICE TO:

(Name) Roger A. & Carol T. McCormick

609 Redwood Drive

(Address) Maylene, Alabama 35114

This instrument was prepared by

Charles A. J. Beavers, Jr.

(Name) Bradley, Arant, Rose & White

813 Shades Creek Parkway, Suite 203

(Address) Birmingham, Alabama 35209

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 SIXTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

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

THOMAS D. NEILL AND WIFE, BARBARA W. NEILL,

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

ROGER A. MCCORMICK AND WIFE, CAROL T. MCCORMICK,

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

Shelby

County, Alabama to-wit:

Lot 18, according to the map and survey of Woodland Hills, Second Phase, First Sector, as recorded in Map Book 6, Page 138, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

609
025 Mar 906
800X

1. Ad valorem taxes due and payable October 1, 1985.
2. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument recorded in Deed 305, Page 36.
3. Right of Way granted to Alabama Power Company by instrument recorded in Deed 107, Page 526.
4. Restrictions appearing of record in Misc. 18, Page 527 and Misc. 18, Page 441.
5. Building setback line of 50 feet reserved from Redwood Drive; and public utility easements as shown by recorded plat, including 10 foot easement on the Northeast; a 15 foot easement on the Southeast, and a 5' easement on the Southwest side of subject property.

\$64,125.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 26th

day of April, 19 85.

WITNESS:

Deed TAX 3.50 STATE OF ALA. SHELBY CO.
Rec 2.50 I CERTIFY THIS
Jud 1.00 INSTRUMENT WAS FILED (Seal)
7.00 1985 MAY 3 PM 9:33 (Seal)

STATE OF ALABAMA
SHELBY COUNTY

JUDGE OF PROBATE

Thomas D. Neill (Seal)
THOMAS D. NEILL
Barbara W. Neill (Seal)
BARBARA W. NEILL
(Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas D. Neill and wife, Barbara W. Neill, whose name 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 26th day of April, 1985.

Charles A. J. Beavers Notary Public