

(Name) 1314 Michael Drive

(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) J. Michael Joiner

P.O. Box 1012

(Address) Alabaster, Alabama 35007

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of

Seventy-Six Thousand Five Hundred and no/100 (\$76,500.00)

to the undersigned grantor, Mac-San Builders, 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

Timothy P. O'Hara and wife, D'Andrea C. O'Hara (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama

Lot 108, according to the Survey of Scottsdale, Third Addition, as recorded in Map Book 8, page 123, in the Probate Office of Shelby County, Alabama.

Mineral and Mining rights excepted.

Subject to all existing taxes, easements, and restrictions of record.

\$72,650.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

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BOOK

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.

IN WITNESS WHEREOF, the said GRANTOR, by its President, R. Scott McDanal who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of May 19 85

ATTEST:

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

Deed 390
BC 250
Ind. 100
By 740

Mac-San Builders, Inc.

R. Scott McDanal

President

1985 JUN -4 PM 1:00

STATE OF ALABAMA
COUNTY OF SHELBY

JUDGE OF PROBATE

I, the undersigned authority State, hereby certify that R. Scott McDanal

a Notary Public in and for said County in said

whose name as President of Mac-San Builders, Inc.

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being 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 corporation,

Given under my hand and official seal, this the

31st

day of

May

19 85

[Signature]

Notary Public