

This instrument was prepared by

(Name) Robert E. Paden  
1722 2nd Ave. North  
(Address) Bessemer, Ala.

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Joseph McSweeney and wife, Myrna L. McSweeney, Joseph V. McSweeney and wife,

Terri H. McSweeney  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
✓ Joseph V. McSweeney and wife, Terri H. McSweeney

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_  
Shelby County, Alabama to-wit:

The West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 4,  
Township 21 South, Range 2 West, less and except that part in the public  
Right-of-way and subject to an easement for ingress and egress being  
more particularly described as follows: the South 50 feet of the above  
described property lying East of the 60 foot public road.

This deed subject to the following exceptions:

1. Mineral and mining rights.
2. Any covenants, restrictions and easements affecting subject property not shown by the Public Land Records.
3. Covenants, conditions, easements, road rights-of-way and restrictions as recorded in Vol. 357, Page 579 in Shelby County, Ala.
4. Current taxes, rights-of-way, reservations, restrictions and conditions of record.
5. Outstanding timber deed recorded in Real Vo. 357, Page 582-585 in the Probate Office of Shelby Co., Ala. and the terms and conditions therein.

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

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 20th day of Sept, 1985

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

1985 SEP 20 PM 2:48

Thomas P. Bryan, Jr.  
JUDGE OF PROBATE

Joseph McSweeney (Seal)  
Myrna L. McSweeney (Seal)  
Joseph V. McSweeney (Seal)  
Terri H. McSweeney

General Acknowledgment

STATE OF ALABAMA  
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph McSweeney and wife, Terri H. McSweeney, Joseph McSweeney & wife, Myrna L. McSweeney 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of Sept, A. D., 1985