

SEND TAX NOTICE:
Michael John McBride
2320 South Shades Crest Road
Birmingham, AL 35226

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
(Address) Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Three Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jeanette Tissier and Montez Tissier
both married women
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael John McBride and Nina Antoinette McBride
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

"SEE ATTACHED FOR LEGAL DESCRIPTION"

Subject to taxes, easements and restrictions of record.

\$72,192.00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS
SUBJECT TO OUTSTANDING RIGHTS OF REDEMPTION.

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 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 (we) 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 12th
day of March, 19 86

WITNESS:

Johnnie L. Brannon (Seal)

(Seal)

(Seal)

Jeanette Tissier (Seal)
Montez Tissier (Seal)

(Seal)

STATE OF ~~ALABAMA~~ FLORIDA
Santa Rosa COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Jeanette Tissier and Montez Tissier
whose names 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 March 86
Given under my hand and official seal this 12th day of March A. D., 19 86

Commence at the SW corner of the SW 1/4 of Section 28, Township 20 South, Range 4 West; thence North along the Section line 382.94 feet; then turn right 58 deg. 52 min. for 519.29 feet to the point of beginning; thence turn right 90 deg. 01 min. for 311.1 feet; then turn left 75 deg. for 358 feet; thence turn left 105 deg. for 347.58 feet; thence turn left 78 deg. 17 min. 30 sec. for 276.57 feet; then turn left 11 deg. 43 min. 30 sec. for 75 feet to the point of beginning. Together with a non-exclusive easement for ingress and egress described as follows: Egress to be along a 30 foot wide strip lying East of the following described line: Commence at the SW corner of the SW 1/4 of Section 28, Township 20 South, Range 4 West; then North along the Section line for 382.94 feet; then turn right 58 deg. 52 min. for 519.29 feet; thence turn right 90 deg. 01 min., for 311.1 feet to the point of beginning of the egress strip line; continue along the same line for 488.9 feet to the North right of way line of South Shades Crest Road.
All being situated in Shelby County, Alabama.

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

1986 MAR 19 AM 9:28

Thomas W. Henderson, Jr.
JUDGE OF COURSE

1. Deed Tax	\$ 11.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	17.00