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This instrument was prepared by

Send Tax Notice To: Thomas W. McGrath
name 2600 Altavista Circle
Birmingham, Alabama 35243
address

(Name) Frank K. Bynum
2100 Sixteenth Avenue South
 (Address) Birmingham, Alabama 35205

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTYThat in consideration of NINETY-FIVE THOUSAND AND NO/100-----DOLLARS

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

Robert R. Harris and wife, Ida K. Harris

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

Thomas W. McGrath and Phyllis V. McGrath

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

Shelby County, Alabama to-wit:

Lot 8, Altadena Valley Country Club Sector, situated in NW 1/4 of NE 1/4,
 Section 4, Township 19, Range 2 West and the SE 1/4 of SE 1/4 and SW 1/4 of
 SE 1/4, Section 33, Township 18, Range 2 West, according to Map as recorded
 in Map Book 4, Page 71, in the Probate Office of Shelby County, Alabama.

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

\$ 95,000.00 of the purchase price recited above was paid from a mortgage loan
 closed simultaneously herewith.

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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 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 3rd
 day of July, 19 86.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED (Seal)

Rec'd 2.50
Jud 1.00
3.50 1986 JUL 14 PM 12:36 (Seal)

Robert R. Harris (Seal)

Robert R. Harris

Ida K. Harris (Seal)

Ida K. Harris

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Harold H. Goings, a Notary Public in and for said County, in said State,
 hereby certify that Robert R. Harris and wife, Ida K. Harris
 whose name S are 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 3rd day of July, 1986

Harold H. Goings
 Notary Public