

This instrument was prepared by

Send Tax Notice To: Barry McLean

(Name) ✓ Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
 (Address) Birmingham, Alabama 35223

Box 9, Brush Creek Farm
Columbiana, AL 35051

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 Four Hundred Thousand and no/100-----(\$400000.00)----- DOLLARS

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

Peggy R. Dobbs and husband, Homer L. Dobbs

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

Barry McLean and Chris McLean

(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 9, according to the survey of Brush Creek Farms, as recorded in Map Book 8, Page 89, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current tax year.

Also subject to easements, restrictions and reservations of record.

\$400,000.00 of the purchase price recited above was paid by two purchase money mortgages executed simultaneously herewith.

BOOK 220 PAGE 588

STATE OF ALABAMA
 I CERTIFY THIS
 INSTRUMENT WAS FILED

89 JAN -3 PM 5:51

Thomas A. Shaw, Jr.
 JUDGE OF PROBATE

1. Deed Tax \$ —
 2. Mtg Tax —
 3. Recording Fee 250
 4. Indexing Fee 100
 TOTAL 350

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 30th day of December, 19 88

WITNESS:

(Seal)_____
(Seal)_____
(Seal)

Peggy R. Dobbs
 Peggy R. Dobbs (Seal)
Homer L. Dobbs
 Homer L. Dobbs (Seal)

General Acknowledgment

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy R. Dobbs and husband, Homer L. Dobbs whose name s 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 30th day of December, A. D., 19 88

Barry E. Shaw
 Notary Public