

This instrument was prepared by
(Name) Lamar Ham
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Richard Neil McCabe
name
5167 Colonial Park Road
address
Birmingham, AL 35243

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 One Hundred, Twenty Two Thousand and 00/100 DOLLARS

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

Greg W. Carden and wife, Mary A. Carden
(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard Neil McCabe and Daphne Kimbrell McCabe

(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 21, according to the survey of Meadow Brook, 6th Sector, as recorded in Map Book 8, page 44 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements, restrictions, covenants, conditions, Permits, agreements, mineral and mining rights of record.

\$109,800.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Richard Neil McCabe is one and the same person as Richard N. McCabe.

Daphne Kimbrell McCabe is one and the same person as Daphne K. McCabe.

BOOK 269 PAGE 39

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 November, 19 89

WITNESS:

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

Deed Tax \$ 14.50 (Seal)
Mtg. Tax _____ (Seal)
Recording Fee 2.50 (Seal)
Indexing Fee 3.00 (Seal)
TOTAL 17.50

89 DEC -6 AM 9:35

Greg W. Carden (Seal)
Mary A. Carden (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Greg W. Carden and wife, Mary A. Carden 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.

Given under my hand and official seal this 30th day of November, A. D., 19 89

[Signature]
My commission expires 11-9-93 Notary Public.