

SEND TAX NOTICE TO:

(Name) Quincy W. McLean
Hiwhan Kim McLean
 (Address) 604 Gardenridge Circle
Birmingham, Alabama 35244

This instrument was prepared by

(Name) Larry R. Newman, Attorney At Law
3021 Lorna Road, Suite 310, Birmingham, Alabama 35216
 (Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - METRO TITLE SERVICE, INC.

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand Nine Hundred and No/100 ----- DOLLARS

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

Frank R. Tapscott, a married man

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

Quincy W. McLean and Hiwhan Kim 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 22, Block 1, according to the Survey of Cedar Cove, Phase III, as recorded in Map Book 10, page 34, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: 1. Taxes for the year 1990 and subsequent years.
 2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

The above property does not constitute homestead.

1. Deed Tax ----- \$ 21.00
 2. Mtg. Tax ----- \$
 3. Recording Fee ----- \$ 2.50
 4. Indexing Fee ----- \$ 3.00
 5. No Tax Fee ----- \$
 6. Certified Fee ----- \$ 1.00
 Total ----- \$ 27.50

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, I have hereunto set my hand(s) and seal(s), this 18th

day of May, 1990.

WITNESS:

NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

90 MAY 22 AM 11:05 (Seal)

Frank R. Tapscott (Seal)
 Frank R. Tapscott

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY } JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank R. Tapscott whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of May, A. D., 1990



Larry R. Newman

Notary Public

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