

SEND TAX NOTICE TO:

(Name) Calvin D. Mann
2575 Dalton Dr.
(Address) Pelham, Al. 35124

This instrument was prepared by

(Name) Jones & Waldrop
1009 Montgomery Highway
(Address) Birmingham, Al. 35216

Form 1-1-5 Rev. 5/82

#160/90

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred twenty-one thousand and no/100 (\$121,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John F. McGinn, Jr. and his wife Donna J. McGinn

(herein referred to as grantors) do grant, bargain, sell and convey unto
Calvin D. Mann and Martha S. Mann

(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 141, according to the Map and Survey of Chandalar South, Third Sector, and recorded in Map Book 6, page 68, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$114,950 of the above mentioned purchase price was paid for from a mortgage loan which was 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 31

day of May 1990

WITNESS:

JOHN F. MCGINN, JR.

BY: Donna J. McLean (Seal)

Donna J. McGinn Under Special Power of
Attorney for John F. McGinn, Jr. (Seal)

Donna J. McGinn (Seal)
DONNA J. MCGINN

STATE OF ALABAMA

~~Jefferson~~ COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Donna J. McGinn, a married woman
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 she has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 31 day of May 1990

State of Alabama
Jefferson County

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Donna J. McGinn whose name as Attorney in Fact under Special Power of Attorney for John F. McGinn, Jr., a married man 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, she, in her capacity as such Attorney in Fact for John F. McGinn, Jr., a married man executed the same voluntarily on the day the same bears date.

Given under my hand this the 31 day of May, 1990

Susan Cliffe
NOTARY PUBLIC

STATE OF ALA. SEAL BY CL.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 JUN -5 PM 2: 06

Thomas A. Surrency, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 6.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No. Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 15.50

RETURN TO

James H. Hays
KE160-50

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.

Title Insurance
BIRMINGHAM, ALA.

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