

This instrument was prepared by
(Name) William H. Halbrooks, Attorney
704 Independence Plaza
(Address) Birmingham, AL 35209

Send Tax Notice To: Daniel Joseph McLaury
name
3007 Bird Song Circle
address
Birmingham, AL 35242

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-One Thousand and 00/100 DOLLARS

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

Philip B. Belt, Jr. and wife, Kimberly C. Belt
(herein referred to as grantors) do grant, bargain, sell and convey unto

Daniel Joseph McLaury and Terri Sipes McLaury
(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 24, Block 1, according to the survey of Sunny Meadows, Phase 2 as recorded in Map Book 8, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$96,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 295 PAGE 342

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 31st day of May, 19 90

WITNESS:

(Seal) Philip B. Belt, Jr. (Seal)
Philip B. Belt, Jr.

(Seal) _____ (Seal)

(Seal) Kimberly C. Belt (Seal)
Kimberly C. Belt

STATE OF ALABAMA
Jefferson COUNTY **General Acknowledgment**

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Philip B. Belt, Jr. 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 31st day of May, A. D., 19 90
William Halbrooks
Notary Public.

STATE OF Georgia
COUNTY OF Glynn

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly C. Belt whose name(s) 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 executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and official seal this 25th day of May 1990 .

Judy W. Dixon
NOTARY PUBLIC
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY:
WILLIAM H. HALBROOKS
704 INDEPENDENCE PLAZA
BIRMINGHAM, AL 35209

Notary Public, Glynn County, Georgia
My Commission Expires December 19, 1992

BOOK 295 PAGE 343

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

90 JUN 11 PM 2:13

JUDGE OF PROBATE

1. Deed Tax	\$ 24.50
2. Notary Fee	\$
3. Recording Fee	\$ 5.00
4. ...	\$ 3.00
5. ...	\$
6. ...	\$ 1.00
Total	\$ 33.50