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Send Tax Notice To:

Michael Scott Faulkner
2941 Clydebank Circle
Birmingham, AL 35242

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED FORTY THREE THOUSAND THREE HUNDRED AND NO/100 Dollars ---- (\$143,300.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, James E. McDonald, and wife, Patricia Little McDonald, (herein referred to as Grantor) do grant, bargain, sell and convey unto MICHAEL SCOTT FAULKNER AND SHARON E. BROWN (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 18, in Block 2, according to the Survey of First Addition to Selkirk, *as recorded in Map Book 7, Page 149, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.
**a subdivision of Inverness, Phase IV,

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

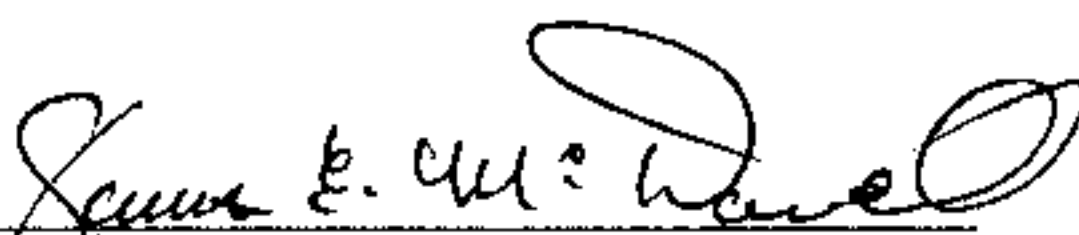
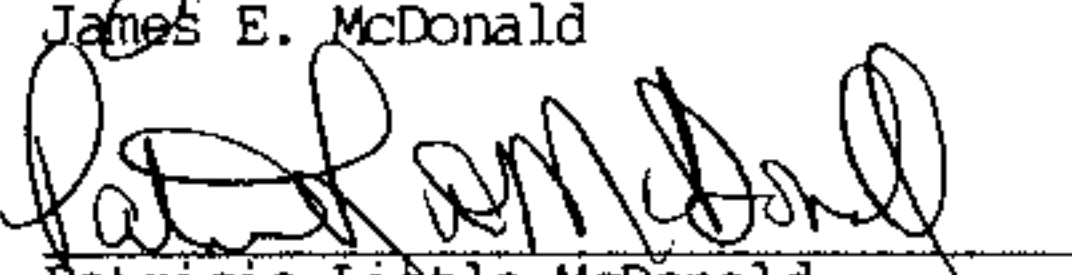
\$136,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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 we do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 hands and seal, this 27th day of August, 1990.


James E. McDonald

Patricia Little McDonald

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James E. McDonald, and wife, Patricia Little McDonald, 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 date the same bears date.

Given under my hand and official seal, this the 27th day of August, 1990.

Barbara P. Lowley
Notary Public

My Commission Expires: 7/29/94

zmcdon.txt

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

90 OCT -2 PM 1:15

JUDGE OF PROBATE

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	1.50
	5.00
	3.00
	1.00
Total	10.50