

1377

WARRANTY DEED--JOINT TENANCY

10,000

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115-0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

✓ Jerry Donald McNeel, Sr
1977 Waterford Place
Birmingham, AL 35244

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of ten thousand dollars, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, the Montevallo Presbyterian Church, of BX 456, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Jerry Donald McNeel, Sr and wife Henrietta Pickett McNeel, of 1977 Waterford Place, Birmingham, AL 35244 (herein referred to as grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14 of the Hubbard & Givhan Subdivision #2 Subdivision of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of §21, Twp 22S, R3W, as drawn by James L Ray, Jr, 18 #1841 on 29 April 1954 and recorded in the office of the Judge of Probate of Shelby County at map book 3, page 128.

Subject to the covenants recorded at map book 3, page 128 and all lawful rules and regulations in effect over the property.

The conveyed property forms no part of the homestead of any grantor herein. Each grantor herein owns other property which does form homestead.

To have and to hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our successors covenant with the 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 our successors 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 set our hands and seals, this 31 July 1991.

Witness:

Edna Faye Reed

Theda W. N. Dunham (Seal)
Theda W N Dunham, trustee
Montevallo Presbyterian Church

BOOK 374 PAGE 342

W. E. Robinson (Seal)
William Everett Robinson, Sr trustee
Montevallo Presbyterian Church

Ralph W. Sears (Seal)
Ralph W. Sears, trustee
Montevallo Presbyterian Church

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Theda W N Dunham, William Everett Robinson, Sr, and Ralph W Sears, whose names as trustees of the Montevallo Presbyterian Church are signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such officers and with full authority to do so, executed the same voluntarily on the day the same bears date as and for the act of the Montevallo Presbyterian Church.

Given under my hand and official seal this 3/ July 1991.



MY COMMISSION EXPIRES MARCH 1, 1991

1. Deed Tax	\$ 10.00
2. Mig. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 19.00

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

91 NOV 22 AM 11:31

JUDGE OF PROBATE