

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

Send Tax Notice To: David M. Roper  
name  
6576 Quail Run Drive  
address  
Pelham, Alabama 35124

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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

That in consideration of ONE HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND NO/100-----  
----- DOLLARS (\$114,900.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Ernest H. McConnell and wife, Kathy McConnell

(herein referred to as grantors) do grant, bargain, sell and convey unto David M. Roper and wife, Sandra L. Roper

(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 32, according to the Survey of Quail Run, Phase 2, as recorded in Map Book  
7, Page 113, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$91,900.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

Inst # 1992-14298

07/17/1992-14298  
09:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 29.50

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, we have hereunto set our hand(s) and seal(s), this 9th  
day of July, 19 92.

\_\_\_\_\_  
(Seal) Ernest H. McConnell (Seal)  
Ernest H. McConnell  
\_\_\_\_\_  
(Seal) Kathy McConnell (Seal)  
Kathy McConnell  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that  
Ernest H. McConnell and wife, Kathy McConnell  
whose name they 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 day the same bears date.

Given under my hand and official seal this 9th day of July, A.D., 1992

William H. Halbrooks  
William H. Halbrooks Notary Public