

**SEND TAX NOTICE TO:**

Michael W. McNamee  
(Name) Virginia F. McNamee  
4116 Ashington Drive  
(Address) Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweney of Corley, Moncus & Ward, P.C.  
2100 SouthBridge Parkway Suite 650  
(Address) Birmingham, AL 35209

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Sixty Two Thousand and Five Hundred and NO/100----- DOLLARS

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

J. Quinton Mansell, a single man, dba JQM Enterprises  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael W. McNamee and Virginia F. McNamee  
(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 193, according to the Survey of Brook Highland, an Eddleman Community, 6th Sector, 1st Phase, as recorded in Map Book 14, Page 83 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1992, which are a lien but not due or payable until October 1, 1992.

Existing easements, restrictions, righth-of-way, building set bank lines and

\$200,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously.

Inst # 1992-16758

08/12/1992-16758  
08:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 69.00

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, I have hereunto set my hand(s) and seal(s), this 31st day of July, 19 92

WITNESS:

\_\_\_\_\_  
(Seal) J. Quinton Mansell dba JQM Enterprises (Seal)  
\_\_\_\_\_  
(Seal) J. Quinton Mansell (Seal)  
\_\_\_\_\_  
(Seal) dba JQM Enterprises. (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, Clayton T. Seeney, a Notary Public in and for said County, in said State, hereby certify that J. Quinton Mansell, a single man, dba JQM Enterprises 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 July, A.D., 19 92

My Commission Expires: 5/29/95

[Signature]  
Notary Public.