

Value \$1,000.00
This instrument was prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3800 Colonnade Parkway, Suite 650
Birmingham, Alabama 35243

Send Tax Notice To:
J. MARK MCLAUGHLIN
SHERRY L. MCLAUGHLIN

122 Dale Lane
Childersburg, AL 35044

WARRANTY DEED (WITH SURVIVORSHIP)

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN
AND NO/100'S DOLLARS (\$10.00), to the GRANTOR,

IRENE M. NELSON, A WIDOW

in hand paid by

J. MARK MCLAUGHLIN AND SHERRY L. MCLAUGHLIN

hereinafter referred to as GRANTEES, the receipt of which is hereby
acknowledged, the said GRANTOR does hereby grant, bargain, sell and
convey unto the said GRANTEES, as joint tenants, with the right of
survivorship, the following described real estate, situated in
SHELBY COUNTY, to-wit:

Commence at the Northeast Corner of the Northeast one
fourth of the Southeast one fourth of Section 21,
Township 19 South, Range 1 East, Shelby County, Alabama.
Proceed South along the East Boundary of said Northeast
fourth of the Southeast fourth a distance of 312.00 feet;
thence turn an angle of 90 degrees 09 minutes 00 seconds
right and proceed West a distance of 209.97 feet; thence
turn 89 degrees 47 minutes 42 seconds right and proceed
North a distance of 312.00 feet to a point on the North
boundary of said Northeast fourth of the Southeast
fourth; thence turn 90 degrees 12 minutes 18 seconds
right and proceed East along the North boundary of said
quarter section a distance of 210.27 feet to the point of
beginning of herein described parcel of land.

LEGAL DESCRIPTION FURNISHED TO STEWART DAVIS & HUMPHREY BY SURVEY
PERFORMED BY BILLY R. MARTIN, MARTIN LAND SURVEYING, DATED MAY 20,
1993. TITLE SEARCH WAS NOT PERFORMED.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT OF WAYS OF RECORD.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants,
with the 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 in and to the property described hereinabove 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 the said GRANTOR and for GRANTOR'S heirs, executors and
administrators do hereby covenant with the said GRANTEES, their
heirs and assigns, that I am lawfully seized in fee simple of said
premises; that they are free from all encumbrances, unless
otherwise noted hereinabove; that I have a good right to sell and
convey the same as aforesaid; that I will and for 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.

Inst # 1993-15671

06/01/1993-15671
12:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10.00

Inst # 1993-15671

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set her hand and seal on this the 31st day of May, 1993.

Irene M. Nelson

Irene M. Nelson

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Irene M. Nelson, 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 within conveyance, that she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of May, 1993.

My Commission Expires:

9/14/94

Carla Y. Smith

Notary Public

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