

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Robert Mark McKeand

(Address) 101 Hodgens Road  
Pelham, AL 35127

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of -One Hundred Thirty Six Thousand and 00/100-(\$136,000.00) DOLLARS

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

Sheila D. Hodgens Batemon, a married woman and Cecil L. Hodgens, Jr., a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert Mark McKeand and Teresa R. McKeand

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations,  
if any, of record.

Subject to ad valorem taxes for the current tax year.

\$108,800.00 of the consideration recited above was paid from a mortgage loan  
closed simultaneously herewith.

This property is not the homestead of the undersigned grantors.

Inst # 1993-17411

06/15/1993-17411  
02:26 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MJS 36.50

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 7th

day of June, 1993

WITNESS:

\_\_\_\_\_  
(Seal)

Sheila D. Hodgens Batemon (Seal)  
Sheila D. Hodgens Batemon

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Cecil L. Hodgens Jr. (Seal)  
Cecil L. Hodgens, Jr.

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Sheila D. Hodgens Batemon, a married woman and Cecil L. Hodgens, Jr., a married man  
whose name s 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 day the same bears date.

Given under my hand and official seal this 7th day of June, A.D., 19 93

Notary Public.

EXHIBIT "A"

A parcel of land situated in the Northwest corner of the SW 1/4 of NE 1/4 of Section 1, Township 20, Range 2 West, more fully described as commencing at the Northwest corner of said forty (40) acres for the point of beginning - run South along 40 line 529 feet to a point; thence East and parallel to North line 330 feet to a point; thence North and parallel to West 40 line 529 feet to 40 line; thence West along 40 line 330 feet to point of beginning; being situated in Shelby County, Alabama.

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