

This instrument was prepared by
(Name) J. Dan Taylor
(Address) 3021 Lorna Road, suite 100, Birmingham, Al. 35216

Send Tax Notice To: Wilton L. McClung, Jr.
name
2598 Willow Brook Circle
address
Birmingham, AL. 35242

1993-22232

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

note 65,000.00 n-93

That in consideration of TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS
(\$265,000.00)

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

JOHN O. FREEMAN, and wife, ZANNA B. FREEMAN

(herein referred to as grantors) do grant, bargain, sell and convey unto

WILTON LEE MC CLUNG, JR., and wife, LISA M. MC CLUNG

(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 31, according to the survey of Willowbrook, as recorded in Map Book 11, page 48 A & B in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$ 200,000.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.
Subject to 1993 taxes no yet due and payable. *inst # 1993-22232*

07/28/1993-22232
01:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
D01 MCD 73.50

*65.00
4.50
69.50*

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 15th day of July, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Zanna B. Freeman (Seal)
ZANNA B. FREEMAN
John O. Freeman (Seal)
JOHN O. FREEMAN

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, J. DAN TAYLOR, a Notary Public in and for said County, in said State, hereby certify that JOHN O. FREEMAN, and wife, ZANNA B. FREEMAN whose name 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 15th day of July A. D., 19 93

J. Dan Taylor
J. DAN TAYLOR Notary Public.