

This instrument was prepared by
Claude M. Moncus
(Name) Corley, Moncus & Ward, P.C.
(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

Send Tax Notice To: Bradley J. McCune
name Deborah S. McCune
4602 Hollow Lane
address
Helena, Alabama 35080

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 FOUR THOUSAND AND NO/100-----
----- DOLLARS (\$104,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert V. Smith and wife, Katherine A. Smith

(herein referred to as grantors) do grant, bargain, sell and convey unto Bradley J. McCune and wife, Deborah S. McCune

(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 6, Block 6, according to the Survey of Plantation South, Third Sector,
Phase I, as recorded in Map Book 11, Page 88, in Office of the Judge of
Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of
ways, limitations, if any, and Ad Valorem taxes for the year 1994,
which said taxes are not due and payable until October 1, 1994.

Inst # 1994-13663

04/26/1994-13663
03:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 KJS 29.50

\$ 83,200.00***** of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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 22nd
day of April, 19 94.

_____(Seal)
_____(Seal)
_____(Seal)

Robert V. Smith (Seal)
Katherine A. Smith (Seal)
_____(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that
Robert V. Smith and wife, Katherine A. Smith
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 22nd day of April A.D., 1994

Claude M. Moncus
Claude M. Moncus Notary Public
My Commission Expires: 12/28/95