

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
ROBERT R. FUNDERBURG, JR.
1227 Southwind Drive
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED AND NO/100----- Dollars---(\$ 116,500.00)---to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Timothy Leonard Donahue and wife, Stephanie Diane Donahue**, (herein referred to as grantors) do grant, bargain, sell and convey unto ROBERT R. FUNDERBURG, JR. AND PEGGY M. FUNDERBURG (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 1, Block 4, according to the Survey of Dearing Downs, Second Addition, as recorded in Map Book 9, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$ 110,675.00 of the total consideration recited above was paid from the proceeds of a mortgage loan closed 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 31st day of May, 1994.

WITNESS:


Timothy Leonard Donahue

 (SEAL)
Stephanie Diane Donahue

Inst # 1994-20079

06/24/1994-20079
09:40 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 17.00

62002-4661 # 1051
Inst # 1994-20079

STATE OF Oklahoma
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Timothy Leonard Donahue and wife, Stephanie Diane Donahue**, whose names 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 6th day of May, 1994.

Bekah James Hester
NOTARY PUBLIC

My Commission Expires: 9-22-94

• (SEAL)

Inst # 1994-20079

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