

This instrument was prepared by

Send Tax Notice To: Jerry G. McKinney  
name

(Name) Larry L. Halcomb

101 Yachtsman Street  
address

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Alabaster, AL 35007

**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 TEN THOUSAND FIVE HUNDRED AND NO/100-----  
----- DOLLARS (\$110,500.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Charles A. Russo and wife, Marilyn D. Russo

(herein referred to as grantors) do grant, bargain, sell and convey unto Jerry G. McKinney and wife, Lisa N. McKinney

(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 58, according to the Survey of Second Sector, Portsouth, as recorded in  
Map Book 6, Page 37, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1994.  
Subject to restrictions, agreements, right-of-way, easements, and 35 foot  
building line of record.

\$ 104,975.00 of the purchase price was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

Inst # 1994-20696

06/30/1994-20696  
12:14 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 14.50

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 ~~herely~~ 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 27th  
day of June, 19 94.

\_\_\_\_\_(Seal) Charles A. Russo (Seal)  
\_\_\_\_\_(Seal) Marilyn D. Russo (Seal)  
\_\_\_\_\_(Seal) Marilyn D. Russo (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that  
Charles A. Russo and wife, Marilyn D. Russo  
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 27th day of June A.D., 19 94

Larry L. Halcomb  
Notary Public

My Commission Expires:  
January 23, 1998

1994-20696