

This instrument was prepared by

(Name) Clayton T. Sweeney
(Address) 2700 Hwy 280E, Suite 290E
Birmingham, AL 35223

Send Tax Notice To: Randall D. McClanahan
Sally E. McClanahan
name
5225 Kirkwall Lane
Birmingham, AL 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of One Hundred Eighty-Three Thousand and No/100's-----DOLLARS

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

Timothy Murray, an unmarried man and Lisa J. Murray, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Randall D. McClanahan and Sally E. McClanahan
(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 35, in Block 2, according to the Plat of Kirkwall, a Subdivision of
Inverness, as recorded in Map Book 6, Page 152 A & B, in the Office of
the Judge of Probate of Shelby County, Alabama.

Inst # 1994-22269

07/15/1994-22269
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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 48.00

Subject to:

Ad valorem taxes for 1994 and subsequent years not yet due and payable
until October 1, 1994.

Existing covenants and restrictions, easements, building lines and
limitations of record.

\$146,400.00 of the purchase price recited above was paid from 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 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 27
day of June, 1994.

WITNESS:

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

_____(Seal)
Timothy Murray
_____(Seal)
Lisa J. Murray
_____(Seal)

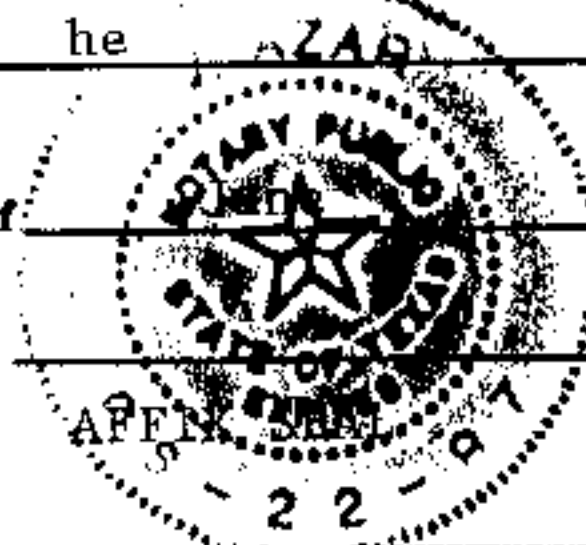
STATE OF ~~ALABAMA~~ TEXAS
DALLAS COUNTY

General Acknowledgment

the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Timothy Murray, an unmarried man
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 27 day of A. D., 1994

My commission expires:



Notary Public.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

State of Alabama)
County of Jefferson)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Lisa J. Murray, an unmarried woman, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this 28th day of June, 1994.

Angelita Moon
Notary Public
My commission expires: 7/16/94

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