

SEND TAX NOTICE TO:

Rodney D. McGinnis
 (Name) Martha A. McGinnis
 120 Summer Circle
 (Address) Birmingham, AL 35242

This instrument was prepared by

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

Form TITLE 5400 1-84
 CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA }
 COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of

One Hundred Twenty-Five Thousand and no/100's-----

to the undersigned grantor, McGinnis Construction Company., Inc. a corporation,
 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
 does by these presents, grant, bargain, sell and convey unto

Rodney D. McGinnis and wife, Martha A. McGinnis
 (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County:

Lot 6, Block 1, First Sector, according to the Survey of Summer Place,
 as recorded in Map Book 17, Page 57, in the Probate Office of Shelby
 County, Alabama.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable
 until October 1, 1994.

Existing easements, restrictions, set-back lines and limitations of record.

Inst # 1994-25280

08/12/1994-25280
 02:57 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 133.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR
 does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said
 premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
 and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns
 forever, against the lawful claims of all persons,

IN WITNESS WHEREOF, the said GRANTOR, by its President, Rodney D. McGinnis
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of June 19 94

ATTEST:

McGinnis Construction Company., Inc.

By Rodney D. McGinnis President

Secretary

STATE OF Alabama }
 COUNTY OF Jefferson }

I, Clayton T. Sweeney a Notary Public in and for said County in said
 State, hereby certify that Rodney D. McGinnis
 whose name as President of McGinnis Construction Company., Inc.
 a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 16th day of June 19 94

My Commission expires: 5/29/95

Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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