

This instrument was prepared by

Send Tax Notice To: Stanley D. Creswell

(Name) Sheffield, Sheffield, Sheffield,

name

(Address) 2976 Highway 31 South Suite A
Pelham, Alabama 35124

110 Mallard Pointe Drive
address

Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY FOUR THOUSAND AND NO/100 DOLLARS (\$134,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jimmy Carl McCay and wife, Rita McCay

(herein referred to as grantors) do grant, bargain, sell and convey unto Stanley D. Creswell and wife, Arcelle Creswell

(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 26, according to the Survey of Mallard Pointe Subdivision, as recorded in Map Book 10, Page 70, and amended in Map Book 12, Page 7, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants and restrictions, building set-back lines, rights of way, and limitations of record, if any.

\$113,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-27363

09/06/1994-27363
11:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 BNA 29.00

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 grantor, 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 31st day of August, 19 94.

(Seal)

(Seal)

(Seal)

Jimmy Carl McCay (Seal)

Rita McCay (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, R. Wendell Sheffield, a Notary Public in and for said County, in said State, hereby certify that Jimmy Carl McCay and wife, Rita McCay 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 31st day of August, A.D., 1994

R. Wendell Sheffield
4/28/98
Notary Public