

R94-1669

02/08/1995-03554
02:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 17.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

JAMES JOSEPH MCKENZIE
160 DOGWOOD TRAIL
MONTEVALLO, AL 35115

Inst # 1995-03554

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTEEN THOUSAND and 00/100 (\$115,000.00) DOLLARS to the undersigned grantor, BILL'S CONTRACTING SERVICE, INC., in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JAMES JOSEPH MCKENZIE and REBECCA M. MCKENZIE, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF PARK FOREST, 5TH SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not due and payable until October 1, 1995.
2. 35-foot building set back line from Dogwood Trail as shown on recorded map of subdivision.
3. Restrictive Covenants as recorded in Instrument No. 1993-29538 in the Probate Office.
4. Easements as to underground cables to Alabama Power Company as recorded in Instrument #1994-01195 in the Probate Office.
5. Permit to Alabama Power Company recorded in Deed Book 154, Page 423 in the Probate Office.
6. 7.5-foot utility easement across the South side of said lot as shown on recorded map of said subdivision.

\$109,250.00 of the consideration herein was derived from a mortgage 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and

assigns, that it 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, BILL'S CONTRACTING SERVICE, INC., A CORPORATION, by its PRESIDENT, WILLIAM D. MURRAY who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 31st day of January, 1995.

BILL'S CONTRACTING SERVICE, INC.

By: William D. Murray, Pres
WILLIAM D. MURRAY, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM D. MURRAY, whose name as PRESIDENT of BILL'S CONTRACTING SERVICE, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 31st day of January, 1995.

[Signature]
Notary Public

My commission expires: 5-20-96

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