

This instrument was prepared by

Send Tax Notice To: Paul R. Maguire  
Susan M. Maguire

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

1167 Country Club Circle  
Birmingham, AL 35244  
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 Three Hundred Fifty Two Thousand and No/100's DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE hereinafter, the receipt whereof is acknowledged, we,  
Murray D. Mitchell and wife, Deanna L. Mitchell

(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul R. Maguire and Susan M. Maguire

(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 2411-A, according to the Resurvey of Lots 2410 and 2411, Riverchase Country Club, 24th Addition, as recorded in Map Book 12, Page 75, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1995 which are a lien but are not due and payable until October 1, 1995.

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

\$100,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1995-10807

04/26/1995-10807  
09:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

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 13th day of April, 1995.

WITNESS:

(Seal)  
(Seal)  
(Seal)

Murray D. Mitchell (Seal)  
Deanna L. Mitchell (Seal)

STATE OF ALABAMA IL  
Cook COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Murray D. Mitchell and wife, Deanna L. Mitchell whose names 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 13th day of April, A. D., 1995  
My Commission expires:

AFFIX SEAL