

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
TIMOTHY H. MCCARRELL
LISA M. MCCARRELL
4780 Sandpiper Lane
Hoover, AL 35244

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SEVENTY THOUSAND DOLLARS AND no/100's (\$107,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, we, RONALD C. ROWELL and wife, NANCY B. ROWELL, (herein referred to as grantors) do grant, bargain, sell, and convey unto TIMOTHY H. MCCARRELL AND LISA M. MCCARRELL (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Inst # 1995-14046

Lot 93B and 93C, according to the Amended Map of Resurvey of Lots 93 and 93A, Meadow Brook, 18th Sector, Phase 1 and acreage, as recorded in Map Book 14, Page 48, filed for record in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, building lines, and limitations of record.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 10th day of May, 1995.


RONALD C. ROWELL


NANCY B. ROWELL

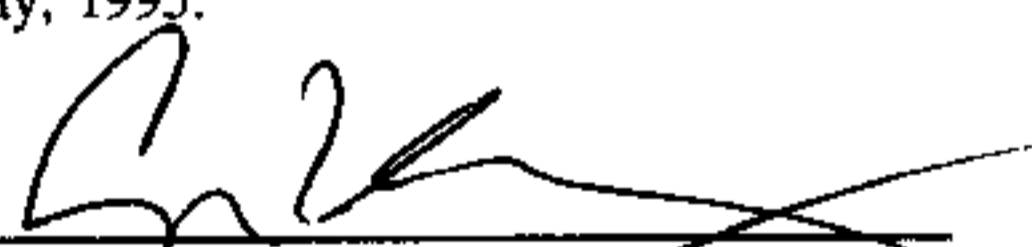
Inst # 1995-14046

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that RONALD C. ROWELL and NANCY B. ROWELL, 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 10th day of May, 1995.

My commission expires: 5/29/95


Notary Public

Inst # 1995-14046

05/30/1995-14046
01:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 115.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW