

This instrument was prepared by
(Name) Gene W. Gray, Jr.
(Address) 2100 SouthBridge Parkway, #650
Birmingham, Alabama 35209

Send Tax Notice To: JERRY R. MCGHEE
name
1038 OAK TREE ROAD
address
BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED EIGHTY SIX THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$286,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. T. HUNTER WILLIAMS, a married person

(herein referred to as grantors) do grant, bargain, sell and convey unto JERRY R. MCGHEE AND WIFE, MARY LOU MCGHEE

(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 3106, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB 31ST ADDITION ASD
RECORDED IN MAP BOOK 18, PAGE 122, INSTRUMENT# 94-23360, IN THE PROBATE OFFICE
OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 1995, AND THEREAFTER.
BUILDING LINE AND EASEMENT AS SHOWN ON RECORDED MAP.
RESTRICTIONS APPEARING OF RECORD IN MISC BOOK 14, PAGE 536, AND MISC BOOK 17,
PAGE 550 AND INSTRUMENT# 1994-24993, AND RELEASE OF DAMAGES CONTAINED THEREIN.
RIGHT OF WAY GRANTED ALABAMA POWER COMPANY IN DEED BOOK 311, PAGE 801.

\$72500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THE PROPERTY CONVEYED IS NOT THE HOMESTEAD OF THE GRANTOR, NOR HIS SPOUSE.

08/04/1995-20924
08:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 222.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; #-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, I have hereunto set my hand(s) and seal(s), this 31st
day of July, 19 95.

_____(Seal) J. T. Hunter Williams _____(Seal)
_____(Seal) J. T. HUNTER WILLIAMS _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
J. T. HUNTER WILLIAMS
whose name(s) 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 31st day of July, A.D., 1995

Gene W. Gray, Jr.
Notary Public

Inst # 1995-20924