

SEND TAX NOTICE TO:

(Name) Grantees

(Address) 1919 Mountain Laurel Lane
Birmingham, AL 35244

This instrument was prepared by

(Name) Douglas Rogers, Attorney

(Address) 1920 Mayfair Drive, Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred twenty five thousand three hundred thirty-three 7 no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

George L. Burns and wife Hilda R., Burns

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

John T. Maguire and Carla C. 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 80, according to the Survey of Davenport's Addition to Riverchase West, Sector 3, as recorded in Map Book 8, Page 53 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to easements, restrictions, rights of way and building lines of record.

Subject to taxes for 1995.

\$119,050.00 of the above consideration was paid from a mortgage loan closed simultaneously herewith.

Inst # 1995-27923

10/04/1995-27923
11:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
GO1 SNA 15.00

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 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 29th

day of September, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

George L. Burns (Seal)
GEORGE L. BURNS

Hilda R. Burns (Seal)
HILDA R. BURNS

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that George L. Burns and Hilda R. Burns

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 29th day of September

A. D., 19 95

Notary Public.