

95101056

This instrument was prepared by
(Name) Buddy Rawson
(Address) _____

Send Tax Notice To: Michael & Brenda Prendiville
name
123 Grande View Lane
address Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA
JEFFERSON COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty-seven thousand nine hundred dollars and 00/100---
(\$137,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
New Hope Builders, Inc.

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

Michael T. Prendiville and wife, Brenda J. Prendiville
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
SHLEBY County, Alabama to-wit:

Lot 30, according to the survey of Grand View Estates, Givianpour Addition to
Alabaster, as recorded in Map Book 19, page 100, in the Probate Office of
Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst # 1995-32223

11/07/1995-32223
02:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 40.50

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.

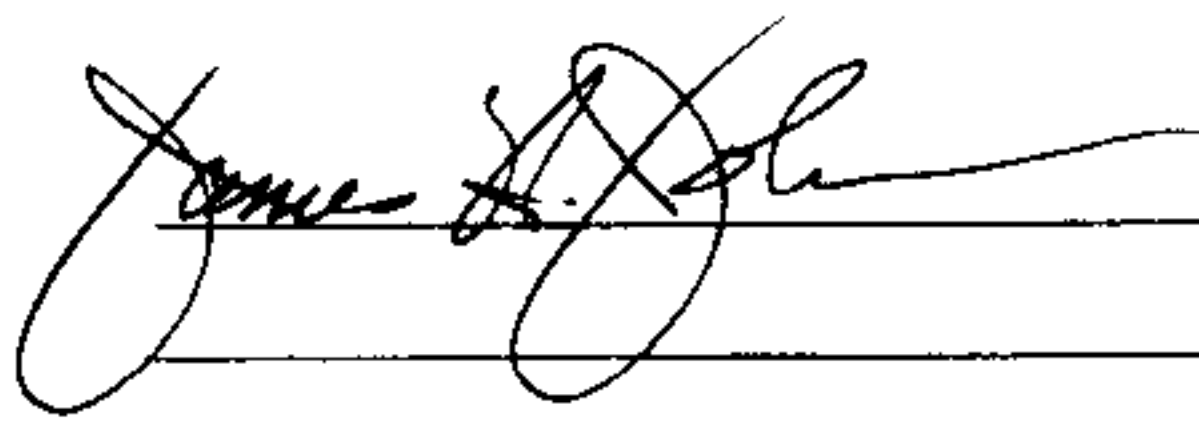
IN WITNESS WHEREOF, I have hereunto set my _____ hand(s) and seal(s), this 30th
day of October, 19 95

WITNESS:

(Seal)

(Seal)

(Seal)

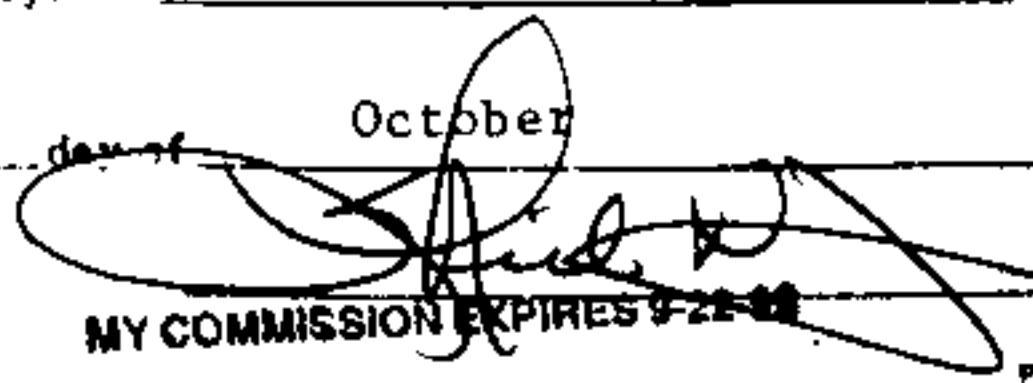


STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that New Hope Builders, Inc.
whose name 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 30th day of October, A D, 19 95



MY COMMISSION EXPIRES 9-21-98

Notary Public

Inst # 1995-32223